CASE COVER SHEET

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

PLANNING & ZONING CASE NO. P2026-010

PLANNING & ZONING FEE $ 1,142.76

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

On March 31, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

CITY COUNCIL READING #1

On April 6, 2026, the City Council approved a motion to approve the Replat by a vote of 7-0.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3400 Discovery Boulevard				
SUBDIVISION	Rockwall Technology Park Phase IV	LOT	1	BLOCK	A
GENERAL LOCATION	SWC-Data Drive & Capital Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	COMMERCIAL		
PROPOSED ZONING	LI	PROPOSED USE	COMMERCIAL		
ACREAGE	41.018	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	STAG Rockwall, L.P.	☒ APPLICANT	Westwood Professional Services
CONTACT PERSON	Brian LaMont	CONTACT PERSON	Chet Leugers
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,120.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2026. 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."

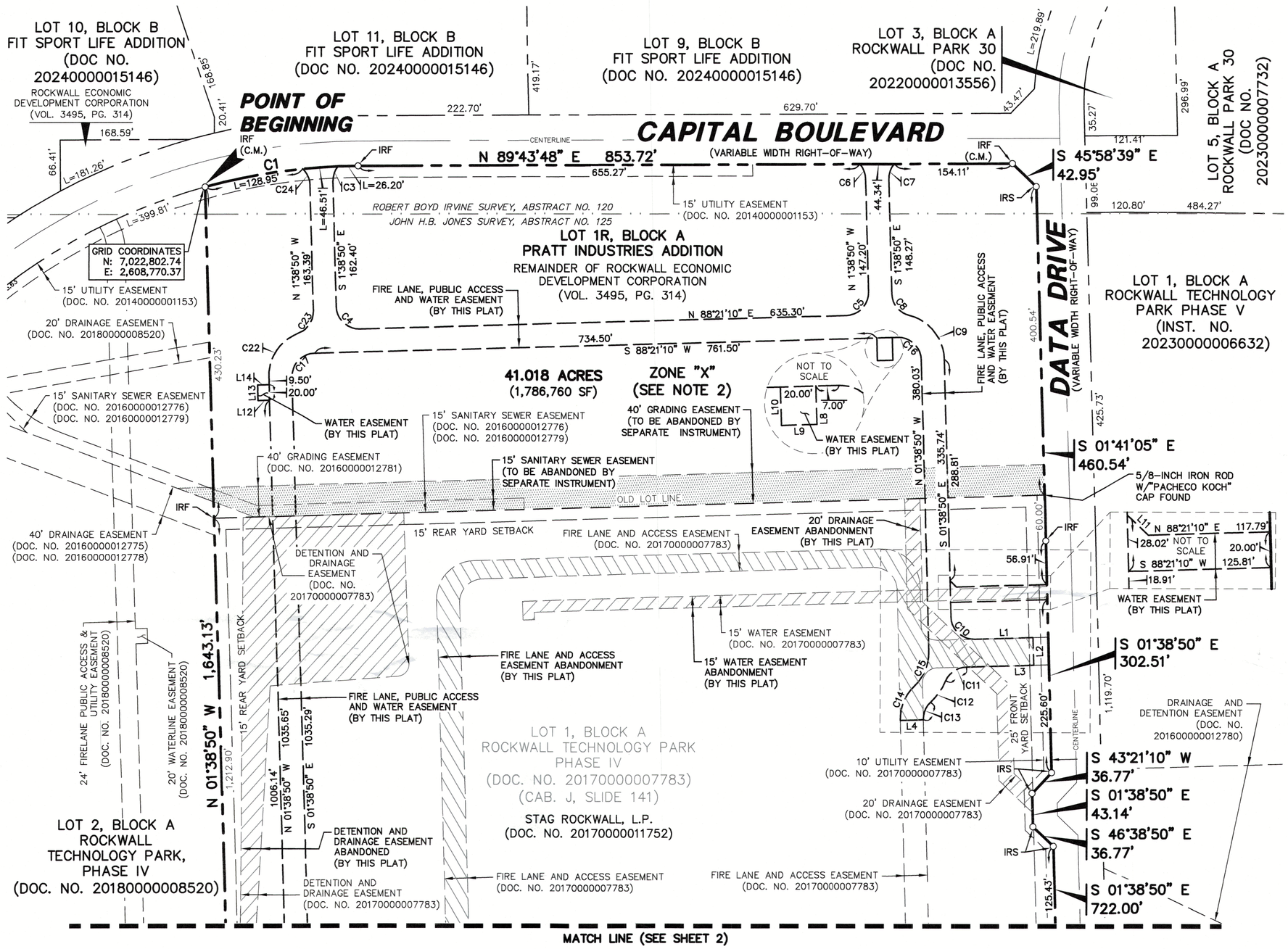
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF March, 2026.

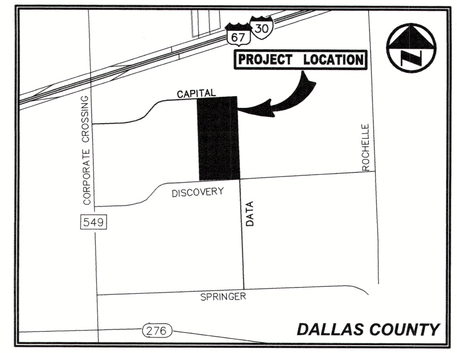
OWNER'S SIGNATURE Sigrid M Wheatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS

SIGRID M. WHEATLEY
MY COMMISSION EXPIRES ON 08-21-2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/26





VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

MATCH LINE (SEE SHEET 1)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT (DOC. NO. 20180000008520)

20' WATERLINE EASEMENT (DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'

15' REAR YARD SETBACK

1,212.90'

DETENTION AND DRAINAGE EASEMENT (DOC. NO. 20170000007783)

DETENTION AND DRAINAGE EASEMENT ABANDONED (BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT ABANDONMENT (BY THIS PLAT)

N 1°38'50" W 1035.65'

S 1°38'50" E 1035.29'

NOT TO SCALE

L=9.59'

L=31.57'

C18 C19 C20 C21 L5 L6 L7 L15 L16 L17 L18

15' WATER EASEMENT ABANDONED (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

N 01°38'50" W 290.53'

S 01°38'50" E 306.35'

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

15' WATER EASEMENT (DOC. NO. 20170000007783)

20'x20' WATER EASEMENT (DOC. NO. 20170000007783)

932.47'

L=195.60'

C2

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407030)
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

1/2-INCH IRON ROD W/"UNREADABLE" CAP FOUND

20' WATER EASEMENT (BY THIS PLAT)

9.03' 20.00'

NOT TO SCALE

961.61'

L=422.95'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

15' WATER EASEMENT (DOC. NO. 20170000007783)

2'

125.43'

L22

20.00'

L20

15' WATER EASEMENT ABANDONMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

S 01°38'50" E 722.00'

10' UTILITY EASEMENT (DOC. NO. 20170000007783)

25' FRONT YARD SETBACK

576.57'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

1/2-INCH IRON ROD FOUND (C.M.) "+" CUT SET

GRID COORDINATES
N: 7,021,224.91
E: 2,609,899.75

42.44'

929.40'

S 43°22'30" W 42.41'

CENTERLINE

929.29'

42.39'

42.47'

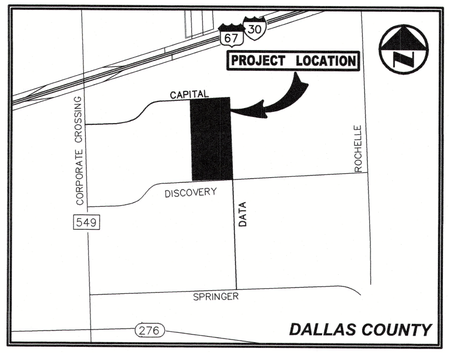
CENTERLINE

1,159.82'

1,160.03'

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 2 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

SURVEYOR/ENGINEER:
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PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

168.59'
168.85'
20.41'
66.41'
L=181.26'
L=188.55'
222.70'
419.17'
629.70'
L=219.89'
43.47'
35.27'
121.41'
296.99'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

C1
N 89°43'48" E 853.72'
S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

POINT OF BEGINNING
IRF
(C.M.)

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

430.23'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION

REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

41.018 ACRES
(1,786,760 SF)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

S 01°41'05" E
460.54'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

OLD LOT LINE

N 88°21'10" E 653.83'
N 01°36'32" W
143.53'
20.00'
162.41'
S 01°36'32" E
135.26'
59.41'
15.00'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

209.57'
37.86'
DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

N 88°21'10" E 531.33'
S 88°21'10" W 511.33'
N 88°21'10" E 684.48'
S 88°21'10" W 669.48'
C32
C33
C36
C37
L24
S 46°36'32" E
161.19'
L25
L26
L27
L28
L29
L30
C34
C35

S 1°59'32" E
198.27'

S 01°38'50" E
10.00'
S 88°21'10" W
15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
302.51'

S 46°36'32" E
34.55'

34.26'
2.51'
24.75'
18.39'
S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'

1,119.70'
228.10'
127.93'
S 01°38'50" E
722.00'

N 01°38'50" W 1643.13'

N 00°22'23" E 554.67'
1212.90'
S 03°14'05" W 339.91'
S 85°48'26" W 167.97'
C27

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 01°38'50" W 571.02'
S 01°38'50" E 764.47'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

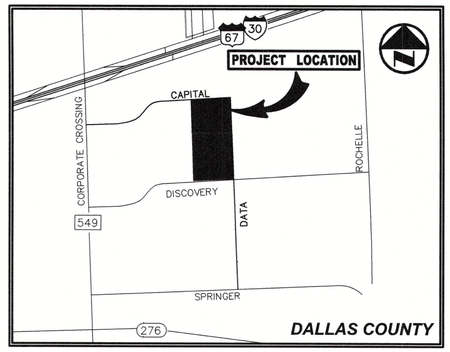
20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

N 46°36'32" W
161.20'
N 1°38'50" W
112.97'
S 1°38'50" E
112.97'
N 46°36'32" W
60.34'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

NOT TO
SCALE

MATCH LINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
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GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SURVERYOR/ENGINEER:
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JDMONSIVAISCERDA
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REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

MATCH LINE (SEE SHEET 3)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 00°22'23" E
554.67'

S 03°14'05" W
339.91'

N 01°38'50" W
571.02'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
764.47'

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

C29 C28

S 45°26'34" E
176.65'

N 47°46'14" W
171.44'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

C31

L23

N 58°17'58" E
157.05'

N 01°38'50" W 1643.13'
1212.90'

C30 C41 L31 C40 C39 C38

L34 L33 L32

NOT TO SCALE

L34 L35 L36

15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

N 1°38'50" W
290.53'

N 1°38'50" W
323.84'

S 01°38'50" E
308.85'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

N 88°21'10" E 127.93'
205.14'

N 01°38'50" W
15.00'

15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

S 88°21'10" W
205.14'

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

S 1°38'50" E
722.00'

579.07'

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

20'x20' WATER EASEMENT
(DOC. NO. 20170000007783)

934.97'

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407003O)
(VARIABLE WIDTH RIGHT-OF-WAY)

S 43°22'30" W
42.41'

42.44'

929.40'

929.29'

42.39'

1,160.03'

L=88.86'

C2

L=195.60'

L=422.95'

NOT TO SCALE

L=3.47'

11.53'

15.00'

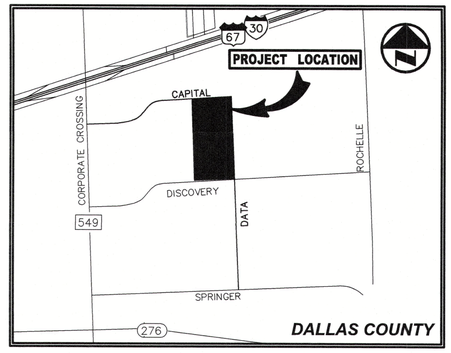
15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

961.61'

42.47'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SHEET 4 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:11 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

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ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

JDMONSIVAISCERDA
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3400 Discovery Boulevard				
SUBDIVISION	Rockwall Technology Park Phase IV	LOT	1	BLOCK	A
GENERAL LOCATION	SWC-Data Drive & Capital Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	COMMERCIAL		
PROPOSED ZONING	LI	PROPOSED USE	COMMERCIAL		
ACREAGE	41.018	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	STAG Rockwall, L.P.	☒ APPLICANT	Westwood Professional Services
CONTACT PERSON	Brian LaMont	CONTACT PERSON	Chet Leugers
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,120.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2026. 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 16th DAY OF March, 2026.

OWNER'S SIGNATURE Sigrid M Wheatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS

SIGRID M. WHEATLEY
MY COMMISSION EXPIRES ON 08-21-2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/26

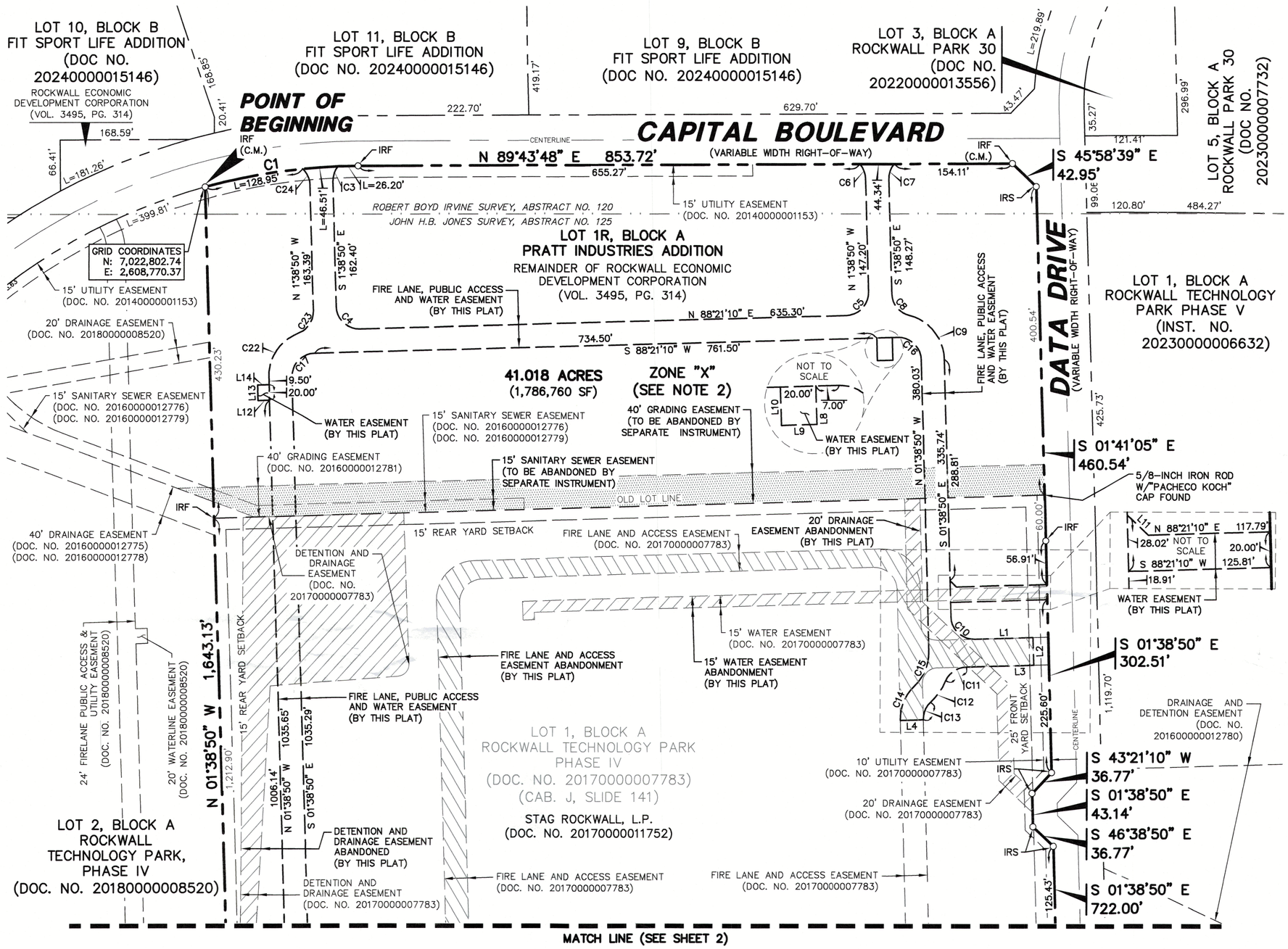


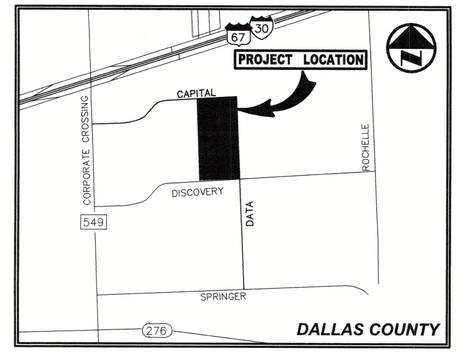
P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition

City of Rockwall

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

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





VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SHEET 1 OF 6

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JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

MATCH LINE (SEE SHEET 1)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT (DOC. NO. 20180000008520)

20' WATERLINE EASEMENT (DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'

15' REAR YARD SETBACK

1,212.90'

DETENTION AND DRAINAGE EASEMENT (DOC. NO. 20170000007783)

DETENTION AND DRAINAGE EASEMENT ABANDONED (BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT ABANDONMENT (BY THIS PLAT)

N 1°38'50" W 1035.65'

S 1°38'50" E 1035.29'

NOT TO SCALE

L=9.59'

L=31.57'

C18 C19 C20 C21 L5 L6 L7 L15 L16 L17 L18

15' WATER EASEMENT ABANDONED (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

N 01°38'50" W 290.53'

S 01°38'50" E 306.35'

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

15' WATER EASEMENT (DOC. NO. 20170000007783)

20'x20' WATER EASEMENT (DOC. NO. 20170000007783)

932.47'

L=195.60'

C2

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407030)
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

1/2-INCH IRON ROD W/"UNREADABLE" CAP FOUND

20' WATER EASEMENT (BY THIS PLAT)

9.03' 20.00'

NOT TO SCALE

961.61'

L=422.95'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

15' WATER EASEMENT (DOC. NO. 20170000007783)

2'

125.43'

L22

20.00'

L20

15' WATER EASEMENT ABANDONMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

S 01°38'50" E 722.00'

10' UTILITY EASEMENT (DOC. NO. 20170000007783)

25' FRONT YARD SETBACK

576.57'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

1/2-INCH IRON ROD FOUND (C.M.) "+" CUT SET

GRID COORDINATES
N: 7,021,224.91
E: 2,609,899.75

42.44'

929.40'

S 43°22'30" W 42.41'

CENTERLINE

929.29'

42.39'

42.47'

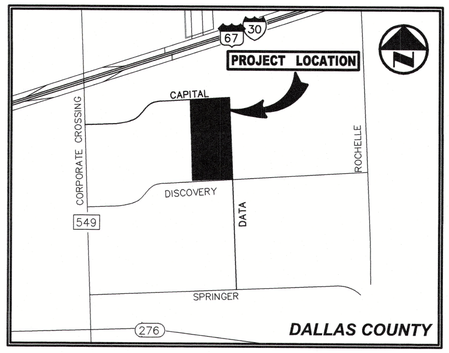
CENTERLINE

1,159.82'

1,160.03'

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 2 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

168.59'
168.85'
20.41'
66.41'
L=181.26'
L=188.55'
222.70'
419.17'
629.70'
L=219.89'
43.47'
35.27'
121.41'
296.99'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

C1
N 89°43'48" E 853.72'
S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

POINT OF BEGINNING
IRF
(C.M.)

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

430.23'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION

REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

41.018 ACRES
(1,786,760 SF)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

S 01°41'05" E
460.54'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

OLD LOT LINE

N 88°21'10" E 653.83'
N 01°36'32" W
143.53'
20.00'
162.41'
S 01°36'32" E
135.26'
59.41'
15.00'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

209.57'
37.86'
DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

N 88°21'10" E 531.33'
S 88°21'10" W 511.33'
N 88°21'10" E 684.48'
S 88°21'10" W 669.48'
C32
C33
C36
C37
L24
S 46°36'32" E
161.19'
L25
L26
L27
L28
L29
L30
C34
C35

S 1°59'32" E
198.27'

S 01°38'50" E
10.00'
S 88°21'10" W
15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
302.51'

S 46°36'32" E
34.55'

34.26'
2.51'
24.75'
18.39'
S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'

1,119.70'
228.10'
127.93'
S 01°38'50" E
722.00'

N 01°38'50" W 1643.13'

N 00°22'23" E 554.67'
1212.90'
S 03°14'05" W 339.91'
S 85°48'26" W 167.97'
C27

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 01°38'50" W 571.02'
S 01°38'50" E 764.47'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

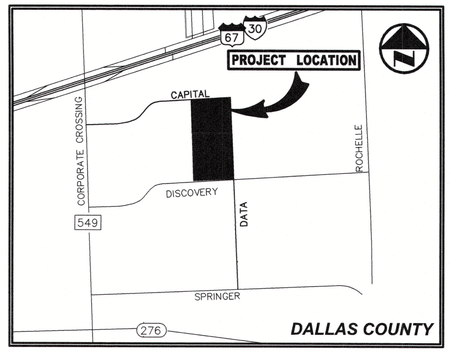
20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

N 46°36'32" W
161.20'
N 1°38'50" W
112.97'
S 1°38'50" E
112.97'
N 46°36'32" W
60.34'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

NOT TO
SCALE

MATCH LINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
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CASE NO. P2026-____

Westwood
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westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

MATCH LINE (SEE SHEET 3)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 00°22'23" E
554.67'

S 03°14'05" W
339.91'

N 01°38'50" W
571.02'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
764.47'

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

C29 C28

S 45°26'34" E
176.65'

N 47°46'14" W
171.44'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

C31

L23

N 58°17'58" E
157.05'

N 01°38'50" W 1643.13'
1212.90'

C30 C41 L31 C40 C39 C38

L34 L33 L32

NOT TO SCALE

L34 L35 L36

15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

N 1°38'50" W
290.53'

N 1°38'50" W
323.84'

S 01°38'50" E
308.85'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

N 88°21'10" E 127.93'
205.14'

N 01°38'50" W
15.00'

15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

S 88°21'10" W
205.14'

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

S 1°38'50" E
722.00'

579.07'

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

20'x20' WATER EASEMENT
(DOC. NO. 20170000007783)

934.97'

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407003O)
(VARIABLE WIDTH RIGHT-OF-WAY)

S 43°22'30" W
42.41'

42.44'

929.40'

929.29'

42.39'

1,160.03'

L=88.86'

C2

L=195.60'

L=422.95'

NOT TO SCALE

L=3.47'

11.53'

15.00'

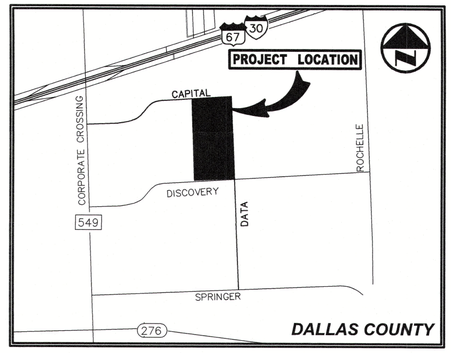
15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

961.61'

42.47'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SHEET 4 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
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JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
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Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

JDMONSIVAISCERDA
3/12/2026 7:11 PM
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner in the south right–of–way line of Capital Boulevard (a variable width right–of–way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas; said point being a non–tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds , having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2–inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right–of–way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right–of–way line of Date Drive (a variable width right–of–way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2–inch iron rod found for corner;said point being the northeast end of a right–of–way corner clip; said point being at the intersection of said west line of Data Drive and the North right–of–way line of Discovery Boulevard (a variable width right–of–way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard. the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds , a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2–inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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.
RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2026.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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COUNTY OF ROCKWALL

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LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

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BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner in the south right–of–way line of Capital Boulevard (a variable width right–of–way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas; said point being a non–tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

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North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2–inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right–of–way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right–of–way line of Date Drive (a variable width right–of–way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner;

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South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

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THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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.
RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2026.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 31, 2026
APPLICANT:	Chet Leugers; Westwood Professional Services
CASE NUMBER:	P2026-010; *Replat for Lot 3, Block A, Rockwall Technology Park*

SUMMARY

Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a *Replat* for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Replat* for a 41.018-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1, of the J.H.B. Jones Survey, Abstract 125*) for the purpose of establishing one (1) parcel of land (*i.e. Lot 3, Block A, Rockwall Technology Park*), and the required easements for the purpose of expanding the existing *Manufacturing Facility* on the subject property.

☑ *Background*. The subject property was annexed by City Council on December 3, 1985 through *Ordinance No. 85-69* [*Case No. A1965-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District sometime between annexation and April 5, 2005. On June 20, 2016, the City Council approved a *Site Plan* [*Case No. SP2016-012*] for the purpose of building a *Manufacturing Facility* on the subject property. On August 1, 2016, the City Council approved a *Final Plat* [*Case No. P2016-033*] for the purpose of establishing the necessary easements for the construction of a *Manufacturing Facility* on the subject property. On January 13, 2026, the Planning and Zoning Commission approved an *Amended Site Plan* [*Case No. SP2025-046*] for the purpose of allowing the expansion of the existing *Manufacturing Facility* on the subject property.

☑ *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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 3, Block A, Rockwall Technology Park, Phase IV Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 3/26/2026

PROJECT NUMBER: P2026-010
PROJECT NAME: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase 5
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 3400 Discovery Boulevard.

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

M.3 For reference, include the case number (P2026-010) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 3, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION, AND
TRACT 1 OF THE J. H. B. JONES SURVEY, ABSTRACT 125
BEING A TOTAL OF
41.018-ACRES
SITUATED IN THE
JHB JONES SUREY, ABSTRACT NO 125, AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT 120,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.6 Please change the lot block and subdivision name as depicted in Comment M.5 within the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please replace the signature block with the one below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STANDARD CITY SIGNATURE BLOCK
APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

M.8 If at all possible, please consolidate the number of pages.

M.9 Remove the preliminary language before printing for filing.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 7, 2026 for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026
City Council Meeting: April 6, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Label width for all (min 24').
2. Add width for all (20')
3. Please include these general notes on the plat.
4. Must tie 2 corners to City of Rockwall monumentation (x,y coordinates).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

POINT OF BEGINNING

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE

N 89°43'48" E 853.72'
655.27'
222.70'
629.70'
419.17'
168.85'
20.41'
168.59'
66.41'
L=181.26'
L=399.81'
L=128.95'
L=219.89'
43.47'
35.27'
296.99'
121.41'
154.11'

IRF (C.M.)
IRF
IRS
C1
C24
C3 L=26.20'
C6
C7

S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

GRID COORDINATES
N: 7,022,802.74
E: 2,608,770.37

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

ROBERT BO... T NO. 120
JOHN H... T NO. 125

Label width for all (min 24').

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

L=46.51'
N 1°38'50" W 163.39'
S 1°38'50" E 162.40'
N 1°38'50" W 147.20'
S 1°38'50" E 148.27'
44.34'
C5
C8

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

N 88°21'10" E 635.30'
734.50'
S 88°21'10" W 761.50'

20' DRAINAGE EASEMENT
(DOC. NO. 20180000008520)

C22 C23 C4 C9 C16

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

NOT TO SCALE
20.00' 7.00'
L10 L8 L9

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

400.54'
380.03'
425.73'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

430.23'

C17
L14 9.50'
L13 20.00'
L12

WATER EASEMENT
(BY THIS PLAT)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

WATER EASEMENT
(BY THIS PLAT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

Add width for all (20')

N 01°38'50" W 335.74'
288.81'

S 01°41'05" E
460.54'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP FOUND

IRF

40' DRAINAGE EASEMENT
(DOC. NO. 20160000012775)
(DOC. NO. 20160000012778)

15' REAR YARD SETBACK

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

S 01°38'50" E 60.00'
56.91'

L17 N 88°21'10" E 117.79'
28.02' NOT TO SCALE 20.00'
S 88°21'10" W 125.81'
18.91'

WATER EASEMENT
(BY THIS PLAT)

DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

C10 L1 L2 C15 L3 C11 C14 C12 C13 L4

S 01°38'50" E
302.51'

1,119.70'

24' FIRELANE PUBLIC ACCESS &
UTILITY EASEMENT
(DOC. NO. 20180000008520)

20' WATERLINE EASEMENT
(DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'
1,212.90'

15' REAR YARD SETBACK

1006.14'
N 01°38'50" W 1035.65'
S 01°38'50" E 1035.29'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

...OCKWALL, L.P.
...20170000011752)

Please include these general notes on the plat.

DRAINAGE AND
DETENTION EASEMENT
(DOC. NO.
20160000012780)

225.60'
25' FRONT YARD SETBACK
CENTERLINE

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

IRS

S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'
S 01°38'50" E
722.00'

125.43'

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

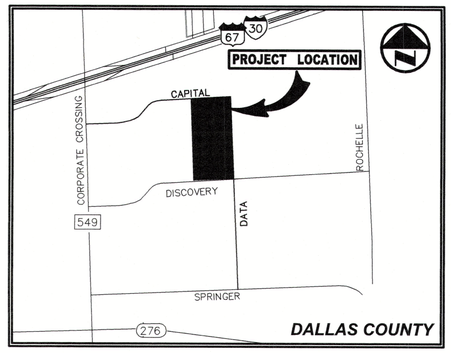
DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

MATCH LINE (SEE SHEET 2)

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

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

(1) *Subdivider's Statement.* Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

(3) *Drainage and Detention Easements.* The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Must tie 2 corners to City of Rockwall monumentation (x,y coordinates)

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3400 Discovery Boulevard				
SUBDIVISION	Rockwall Technology Park Phase IV	LOT	1	BLOCK	A
GENERAL LOCATION	SWC-Data Drive & Capital Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	COMMERCIAL		
PROPOSED ZONING	LI	PROPOSED USE	COMMERCIAL		
ACREAGE	41.018	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	STAG Rockwall, L.P.	☒ APPLICANT	Westwood Professional Services
CONTACT PERSON	Brian LaMont	CONTACT PERSON	Chet Leugers
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,120.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2026. 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 16th DAY OF March, 2026.

OWNER'S SIGNATURE Sigrid M Wheatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS

SIGRID M. WHEATLEY
MY COMMISSION EXPIRES ON 08-21-2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/26

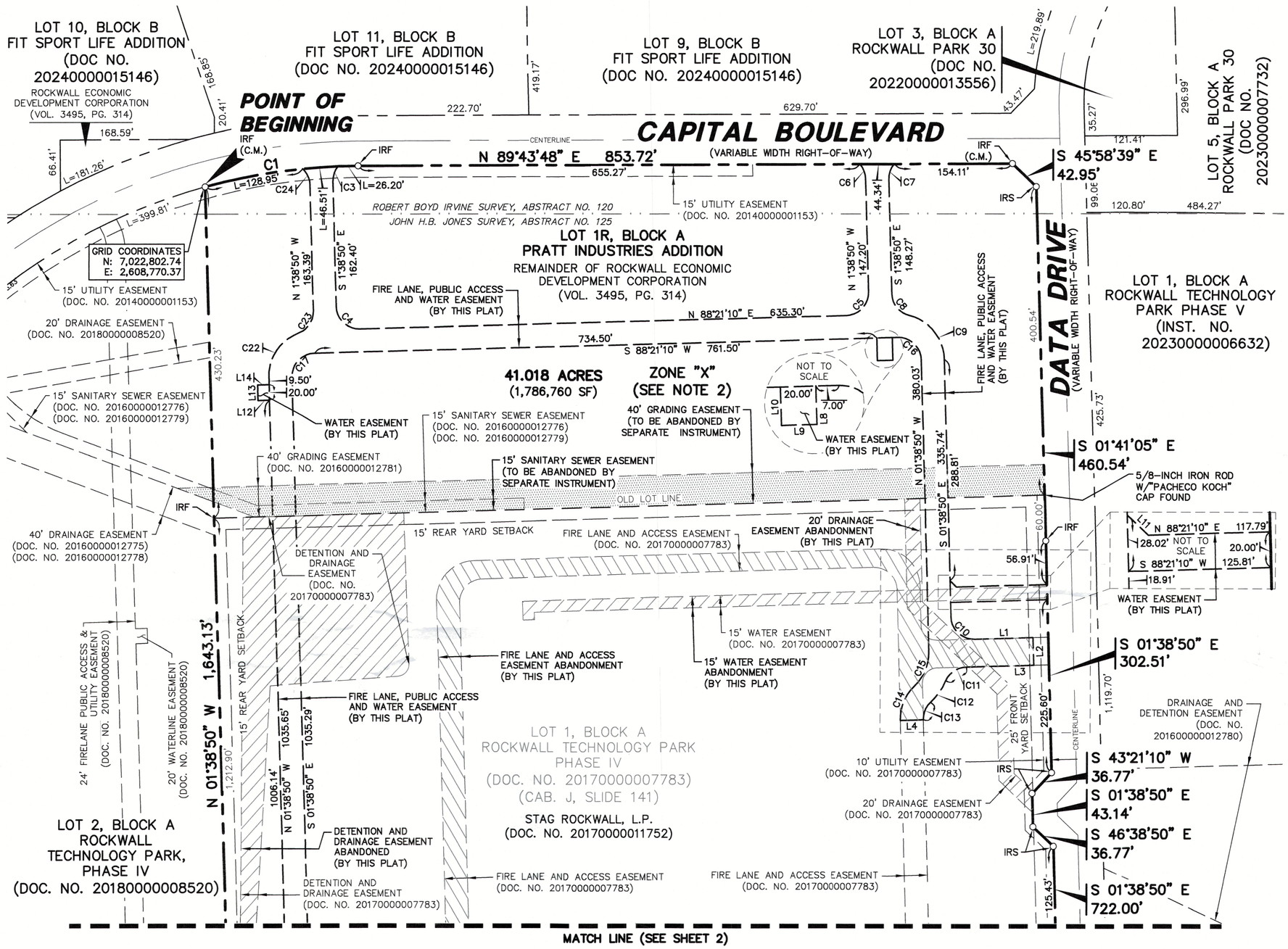


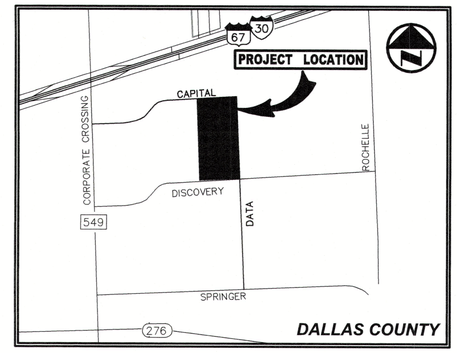
P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition

City of Rockwall

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

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





VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

MATCH LINE (SEE SHEET 1)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT (DOC. NO. 20180000008520)

20' WATERLINE EASEMENT (DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'

15' REAR YARD SETBACK

1,212.90'

DETENTION AND DRAINAGE EASEMENT (DOC. NO. 20170000007783)

DETENTION AND DRAINAGE EASEMENT ABANDONED (BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT ABANDONMENT (BY THIS PLAT)

N 1°38'50" W 1035.65'

S 1°38'50" E 1035.29'

NOT TO SCALE

L=9.59'

L=31.57'

C18 C19 C20 C21 L5 L6 L7 L15 L16 L17 L18

15' WATER EASEMENT ABANDONED (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

N 01°38'50" W 290.53'

S 01°38'50" E 306.35'

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

15' WATER EASEMENT (DOC. NO. 20170000007783)

20'x20' WATER EASEMENT (DOC. NO. 20170000007783)

932.47'

L=195.60'

C2

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407030)
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

1/2-INCH IRON ROD W/"UNREADABLE" CAP FOUND

20' WATER EASEMENT (BY THIS PLAT)

9.03' 20.00'

NOT TO SCALE

961.61'

L=422.95'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

15' WATER EASEMENT (DOC. NO. 20170000007783)

2'

125.43'

L22

20.00'

L20

15' WATER EASEMENT ABANDONMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

S 01°38'50" E 722.00'

10' UTILITY EASEMENT (DOC. NO. 20170000007783)

25' FRONT YARD SETBACK

576.57'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

1/2-INCH IRON ROD FOUND (C.M.) "+" CUT SET

GRID COORDINATES
N: 7,021,224.91
E: 2,609,899.75

42.44'

929.40'

S 43°22'30" W 42.41'

CENTERLINE

929.29'

42.39'

42.47'

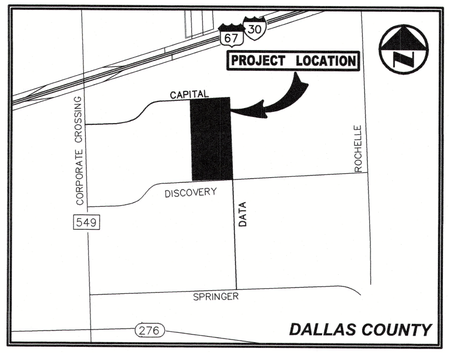
CENTERLINE

1,159.82'

1,160.03'

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 2 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

168.59'
168.85'
20.41'
66.41'
L=181.26'
L=188.55'
222.70'
419.17'
629.70'
L=219.89'
43.47'
35.27'
121.41'
296.99'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

C1
N 89°43'48" E 853.72'
S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

POINT OF BEGINNING
IRF
(C.M.)

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

430.23'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION

REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

41.018 ACRES
(1,786,760 SF)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

S 01°41'05" E
460.54'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

OLD LOT LINE

N 88°21'10" E 653.83'
N 01°36'32" W
143.53'
20.00'
162.41'
S 01°36'32" E
135.26'
59.41'
15.00'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

209.57'
37.86'
DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

N 88°21'10" E 531.33'
S 88°21'10" W 511.33'
N 88°21'10" E 684.48'
S 88°21'10" W 669.48'
C32
C33
C36
C37
L24
S 46°36'32" E
161.19'
L25
L26
L27
L28
L29
L30
C34
C35

S 1°59'32" E
198.27'

S 01°38'50" E
10.00'
S 88°21'10" W
15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
302.51'

S 46°36'32" E
34.55'

34.26'
2.51'
24.75'
18.39'
S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'

1,119.70'
228.10'
127.93'
S 01°38'50" E
722.00'

N 01°38'50" W 1643.13'

N 00°22'23" E 554.67'
1212.90'
S 03°14'05" W 339.91'
S 85°48'26" W 167.97'
C27

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 01°38'50" W 571.02'
S 01°38'50" E 764.47'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

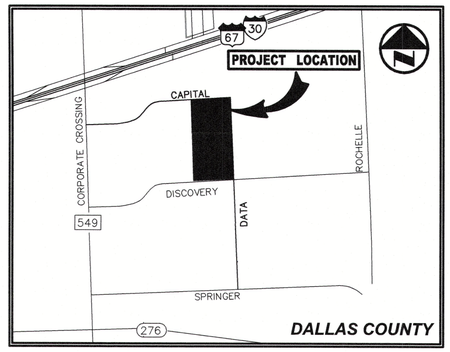
20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

N 46°36'32" W
161.20'
N 1°38'50" W
112.97'
S 1°38'50" E
112.97'
N 46°36'32" W
60.34'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

NOT TO
SCALE

MATCH LINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SURVERYOR/ENGINEER:
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PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
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CASE NO. P2026-____

Westwood
Westwood Professional Services, Inc.
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DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

MATCH LINE (SEE SHEET 3)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 00°22'23" E
554.67'

S 03°14'05" W
339.91'

N 01°38'50" W
571.02'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
764.47'

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

C29 C28

S 45°26'34" E
176.65'

N 47°46'14" W
171.44'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

C31

L23

N 58°17'58" E
157.05'

N 01°38'50" W 1643.13'
1212.90'

C30 C41 L31 C40 C39 C38

L34 L33 L32

NOT TO SCALE

L34 L35 L36

15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

N 1°38'50" W
290.53'

N 1°38'50" W
323.84'

S 01°38'50" E
308.85'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

N 88°21'10" E 127.93'
205.14'

N 01°38'50" W
15.00'

15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

S 88°21'10" W
205.14'

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

S 1°38'50" E
722.00'

579.07'

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

20'x20' WATER EASEMENT
(DOC. NO. 20170000007783)

934.97'

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407003O)
(VARIABLE WIDTH RIGHT-OF-WAY)

S 43°22'30" W
42.41'

42.44'

929.40'

929.29'

42.39'

1,160.03'

L=88.86'

C2

L=195.60'

L=422.95'

NOT TO SCALE

L=3.47'

11.53'

15.00'

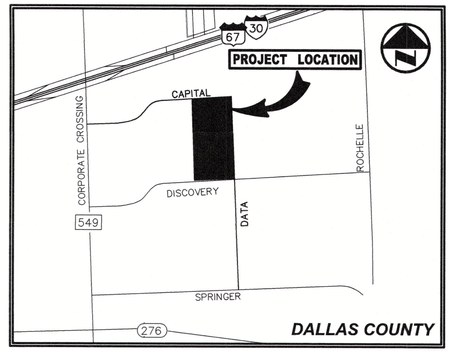
15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

961.61'

42.47'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SHEET 4 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

JDMONSIVAISCERDA
3/12/2026 7:11 PM
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner in the south right–of–way line of Capital Boulevard (a variable width right–of–way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas; said point being a non–tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds , having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2–inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right–of–way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right–of–way line of Date Drive (a variable width right–of–way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2–inch iron rod found for corner;said point being the northeast end of a right–of–way corner clip; said point being at the intersection of said west line of Data Drive and the North right–of–way line of Discovery Boulevard (a variable width right–of–way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard. the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds , a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2–inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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.
RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2026.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 6, 2026
APPLICANT:	Chet Leugers; Westwood Professional Services
CASE NUMBER:	P2026-010; *Replat for Lot 3, Block A, Rockwall Technology Park*

SUMMARY

Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a *Replat* for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Replat* for a 41.018-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1, of the J.H.B. Jones Survey, Abstract 125*) for the purpose of establishing one (1) parcel of land (*i.e. Lot 3, Block A, Rockwall Technology Park*), and the required easements for the purpose of expanding the existing *Manufacturing Facility* on the subject property.

☑ *Background*. The subject property was annexed by City Council on December 3, 1985 through *Ordinance No. 85-69* [*Case No. A1965-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District sometime between annexation and April 5, 2005. On June 20, 2016, the City Council approved a *Site Plan* [*Case No. SP2016-012*] for the purpose of building a *Manufacturing Facility* on the subject property. On August 1, 2016, the City Council approved a *Final Plat* [*Case No. P2016-033*] for the purpose of establishing the necessary easements for the construction of a *Manufacturing Facility* on the subject property. On January 13, 2026, the Planning and Zoning Commission approved an *Amended Site Plan* [*Case No. SP2025-046*] for the purpose of allowing the expansion of the existing *Manufacturing Facility* on the subject property.

☑ *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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 3, Block A, Rockwall Technology Park, Phase IV Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 31, 2026, the Planning and Zoning Commission approved a motion to approve the *Replat* by a vote of 7-0.

PROJECT COMMENTS

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

DATE: 3/26/2026

PROJECT NUMBER: P2026-010
PROJECT NAME: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase 5
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 3400 Discovery Boulevard.

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

M.3 For reference, include the case number (P2026-010) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 3, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION, AND
TRACT 1 OF THE J. H. B. JONES SURVEY, ABSTRACT 125
BEING A TOTAL OF
41.018-ACRES
SITUATED IN THE
JHB JONES SUREY, ABSTRACT NO 125, AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT 120,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.6 Please change the lot block and subdivision name as depicted in Comment M.5 within the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please replace the signature block with the one below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STANDARD CITY SIGNATURE BLOCK
APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

M.8 If at all possible, please consolidate the number of pages.

M.9 Remove the preliminary language before printing for filing.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 7, 2026 for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026
City Council Meeting: April 6, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Label width for all (min 24').
2. Add width for all (20')
3. Please include these general notes on the plat.
4. Must tie 2 corners to City of Rockwall monumentation (x,y coordinates).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

POINT OF BEGINNING

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE

N 89°43'48" E 853.72'
655.27'
222.70'
629.70'
419.17'
168.85'
20.41'
168.59'
66.41'
L=181.26'
L=399.81'
L=128.95'
L=219.89'
43.47'
35.27'
296.99'
121.41'
154.11'

IRF (C.M.)
IRF
IRS
C1
C24
C3 L=26.20'
C6
C7

S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

GRID COORDINATES
N: 7,022,802.74
E: 2,608,770.37

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

ROBERT BO... T NO. 120
JOHN H... T NO. 125

Label width for all (min 24').

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

L=46.51'
N 1°38'50" W 163.39'
S 1°38'50" E 162.40'
N 1°38'50" W 147.20'
S 1°38'50" E 148.27'
44.34'
C5
C8

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

N 88°21'10" E 635.30'
734.50'
S 88°21'10" W 761.50'

20' DRAINAGE EASEMENT
(DOC. NO. 20180000008520)

C22 C23 C4 C9 C16

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

NOT TO SCALE
20.00' 7.00'
L10 L8 L9

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

400.54'
380.03'
425.73'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

430.23'

C17
L14 9.50'
L13 20.00'
L12

WATER EASEMENT
(BY THIS PLAT)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

WATER EASEMENT
(BY THIS PLAT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

Add width for all (20')

N 01°38'50" W 335.74'
288.81'

S 01°41'05" E
460.54'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP FOUND

IRF

40' DRAINAGE EASEMENT
(DOC. NO. 20160000012775)
(DOC. NO. 20160000012778)

15' REAR YARD SETBACK

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

S 01°38'50" E 60.00'
56.91'

L17 N 88°21'10" E 117.79'
28.02' NOT TO SCALE 20.00'
S 88°21'10" W 125.81'
18.91'

WATER EASEMENT
(BY THIS PLAT)

DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

C10 L1 L2 C15 L3 C11 C14 C12 C13 L4

S 01°38'50" E
302.51'

1,119.70'

24' FIRELANE PUBLIC ACCESS &
UTILITY EASEMENT
(DOC. NO. 20180000008520)

20' WATERLINE EASEMENT
(DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'
1,212.90'

15' REAR YARD SETBACK

1006.14'
N 01°38'50" W 1035.65'
S 01°38'50" E 1035.29'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

...OCKWALL, L.P.
...20170000011752)

Please include these general notes on the plat.

DRAINAGE AND
DETENTION EASEMENT
(DOC. NO.
20160000012780)

225.60'
25' FRONT YARD SETBACK
CENTERLINE

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

IRS

S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'
S 01°38'50" E
722.00'

125.43'

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

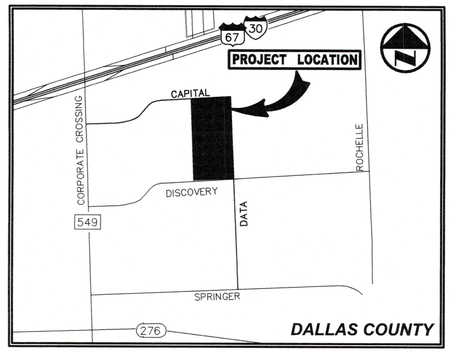
DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

MATCH LINE (SEE SHEET 2)

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

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

(1) *Subdivider's Statement.* Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

(3) *Drainage and Detention Easements.* The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Must tie 2 corners to City of Rockwall monumentation (x,y coordinates)

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3400 Discovery Boulevard				
SUBDIVISION	Rockwall Technology Park Phase IV	LOT	1	BLOCK	A
GENERAL LOCATION	SWC-Data Drive & Capital Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	COMMERCIAL		
PROPOSED ZONING	LI	PROPOSED USE	COMMERCIAL		
ACREAGE	41.018	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	STAG Rockwall, L.P.	☒ APPLICANT	Westwood Professional Services
CONTACT PERSON	Brian LaMont	CONTACT PERSON	Chet Leugers
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,120.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2026. 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 16th DAY OF March, 2026.

OWNER'S SIGNATURE Sigrid M Wheatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS

SIGRID M. WHEATLEY
MY COMMISSION EXPIRES ON 08-21-2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/26

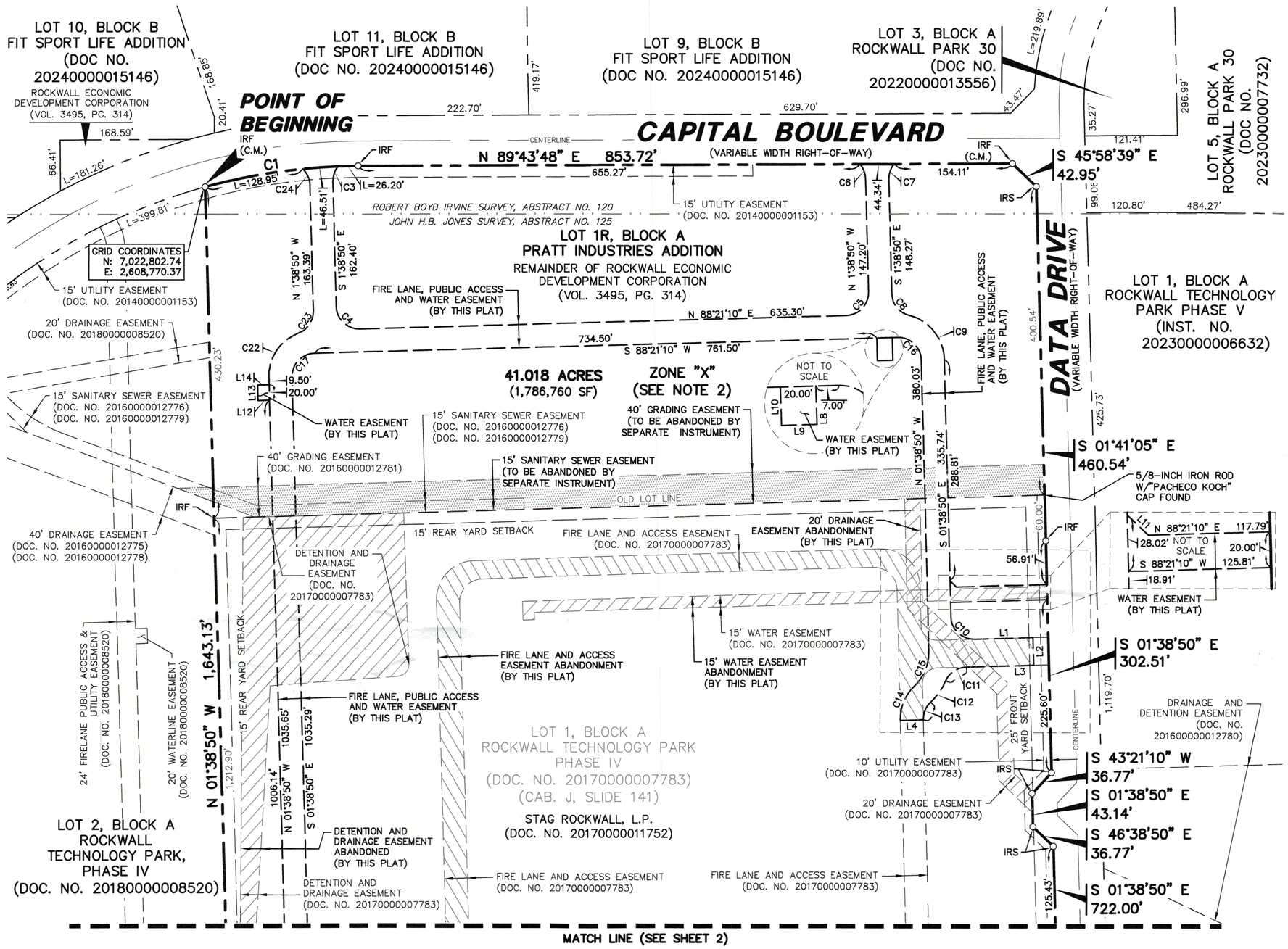


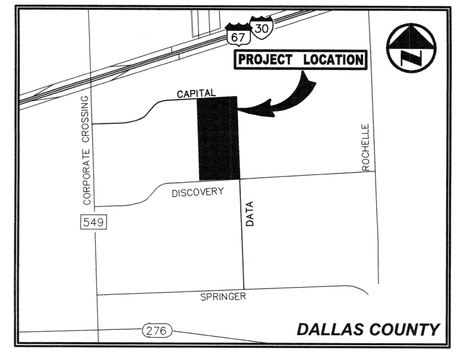
P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition

City of Rockwall

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

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





VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
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DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

MATCH LINE (SEE SHEET 1)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT (DOC. NO. 20180000008520)

20' WATERLINE EASEMENT (DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'

15' REAR YARD SETBACK

1,212.90'

DETENTION AND DRAINAGE EASEMENT (DOC. NO. 20170000007783)

DETENTION AND DRAINAGE EASEMENT ABANDONED (BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT ABANDONMENT (BY THIS PLAT)

N 1°38'50" W 1035.65'

S 1°38'50" E 1035.29'

NOT TO SCALE

L=9.59'

L=31.57'

C18 C19 C20 C21 L5 L6 L7 L15 L16 L17 L18

15' WATER EASEMENT ABANDONED (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

N 01°38'50" W 290.53'

S 01°38'50" E 306.35'

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

15' WATER EASEMENT (DOC. NO. 20170000007783)

20'x20' WATER EASEMENT (DOC. NO. 20170000007783)

932.47'

L=195.60'

C2

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407030)
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

1/2-INCH IRON ROD W/"UNREADABLE" CAP FOUND

20' WATER EASEMENT (BY THIS PLAT)

9.03' 20.00'

NOT TO SCALE

961.61'

L=422.95'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

15' WATER EASEMENT (DOC. NO. 20170000007783)

2'

125.43'

L22

20.00'

L20

15' WATER EASEMENT ABANDONMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

S 01°38'50" E 722.00'

10' UTILITY EASEMENT (DOC. NO. 20170000007783)

25' FRONT YARD SETBACK

576.57'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

1/2-INCH IRON ROD FOUND (C.M.) "+" CUT SET

GRID COORDINATES
N: 7,021,224.91
E: 2,609,899.75

42.44'

929.40'

S 43°22'30" W 42.41'

CENTERLINE

929.29'

42.39'

42.47'

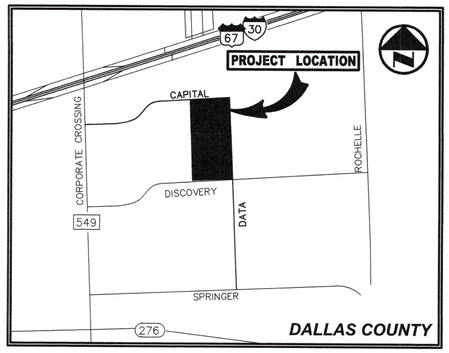
CENTERLINE

1,159.82'

1,160.03'

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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SHEET 2 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
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DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

JDMONSIVAIS\CERDA
3/12/2026 7:11 PM
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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

168.59'
168.85'
20.41'
66.41'
L=181.26'
L=188.55'
222.70'
419.17'
629.70'
L=219.89'
43.47'
35.27'
121.41'
296.99'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

C1
N 89°43'48" E 853.72'
S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

POINT OF BEGINNING
IRF
(C.M.)

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

430.23'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION

REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

41.018 ACRES
(1,786,760 SF)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

S 01°41'05" E
460.54'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

OLD LOT LINE

N 88°21'10" E 653.83'
N 01°36'32" W
143.53'
20.00'
162.41'
S 01°36'32" E
135.26'
59.41'
15.00'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

209.57'
37.86'
DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

N 88°21'10" E 531.33'
S 88°21'10" W 511.33'
N 88°21'10" E 684.48'
S 88°21'10" W 669.48'
C32
C33
C36
C37
L24
S 46°36'32" E
161.19'
L25
L26
L27
L28
L29
L30
C34
C35

S 1°59'32" E
198.27'

S 01°38'50" E
10.00'
S 88°21'10" W
15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
302.51'

S 46°36'32" E
34.55'

34.26'
2.51'
24.75'
18.39'
S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'

1,119.70'
228.10'
127.93'
S 01°38'50" E
722.00'

N 01°38'50" W 1643.13'

N 00°22'23" E 554.67'
1212.90'
S 03°14'05" W 339.91'
S 85°48'26" W 167.97'
C27

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 01°38'50" W 571.02'
S 01°38'50" E 764.47'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

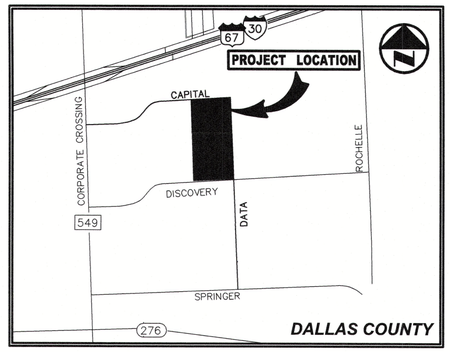
20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

N 46°36'32" W
161.20'
N 1°38'50" W
112.97'
S 1°38'50" E
112.97'
N 46°36'32" W
60.34'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

NOT TO
SCALE

MATCH LINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

MATCH LINE (SEE SHEET 3)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 00°22'23" E
554.67'

S 03°14'05" W
339.91'

N 01°38'50" W
571.02'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
764.47'

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

C29 C28

S 45°26'34" E
176.65'

N 47°46'14" W
171.44'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

C31

L23

N 58°17'58" E
157.05'

N 01°38'50" W 1643.13'
1212.90'

C30 C41 L31 C40 C39 C38

L34 L33 L32

NOT TO SCALE

L34 L35 L36

15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

N 1°38'50" W
290.53'

N 1°38'50" W
323.84'

S 01°38'50" E
308.85'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

N 88°21'10" E 127.93'
205.14'

N 01°38'50" W
15.00'

15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

S 88°21'10" W
205.14'

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

S 1°38'50" E
722.00'

579.07'

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

20'x20' WATER EASEMENT
(DOC. NO. 20170000007783)

934.97'

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407003O)
(VARIABLE WIDTH RIGHT-OF-WAY)

S 43°22'30" W
42.41'

42.44'

929.40'

929.29'

42.39'

1,160.03'

L=88.86'

C2

L=195.60'

L=422.95'

NOT TO SCALE

L=3.47'

11.53'

15.00'

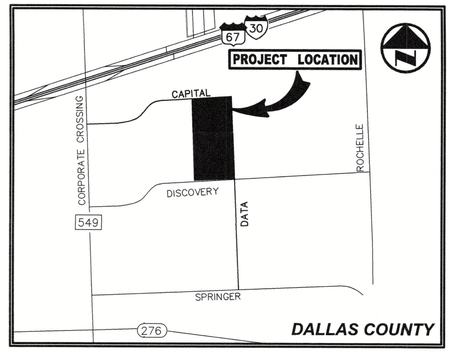
15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

961.61'

42.47'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SHEET 4 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
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JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner in the south right–of–way line of Capital Boulevard (a variable width right–of–way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas; said point being a non–tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds , having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2–inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right–of–way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right–of–way line of Date Drive (a variable width right–of–way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2–inch iron rod found for corner;said point being the northeast end of a right–of–way corner clip; said point being at the intersection of said west line of Data Drive and the North right–of–way line of Discovery Boulevard (a variable width right–of–way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard. the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds , a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2–inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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.
RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2026.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

JDMONSIVAISCERDA
3/12/2026 7:11 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

DATE: April 7, 2026

TO: Chet Leugers
7557 Rambler Road, Suite 1400
Dallas, Texas 75201

CC: Brian LaMont
C/O STAG Industrial, Inc.
One Federal Street, 23rd Floor
Boston, MA 02110

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

SUBJECT: P2026-010: *Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV*

Chet,

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 6, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 31, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.

City Council

On April 6, 2026, the City Council approved a motion to approve the *Replat* by a vote of 7-0.

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

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

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

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

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

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

Sincerely,

Bethany Ross

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