

DEVELOPMENT APPLICATION

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

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PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLATTING APPLIC ☐ MASTER PLAT (☐ PRELIMINARY F ☐ FINAL PLAT (\$30.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT SITE PLAN APPLIC ☐ SITE PLAN (\$25 ☐ AMENDED SITE	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 ☐ 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.						
	RMATION [PLEASE PRINT]						
ADDRESS	SS 2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087						
SUBDIVISION	The Industrial Addition			LOT	1 & 2	BLOCK	N/A
GENERAL LOCATION	Intersection of Interstate	Blvd					
ZONING, SITE PL	AN AND PLATTING INFO	RMATION [PLEASE	PRINT]				
CURRENT ZONING	Light Industrial		CURRENT USE	Industrial			
PROPOSED ZONING	N/A		PROPOSED USE	Industrial			
ACREAGE	55.19	LOTS [CURRENT]	2	LOTS	[PROPOSED]		2
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX Y IPPROVAL PROCESS, AND FAILURE ENIAL OF YOUR CASE.						
OWNER/APPLICA	ANT/AGENT INFORMATIO	N [PLEASE PRINT/CHE	CK THE PRIMARY CONT	ACT/ORIGINAL SI	GNATURES ARE I	REQUIRED]	
™ OWNER	Rockwall Steel Co., Inc.		™ APPLICANT	Urban Strategy			
CONTACT PERSON	Sherif Sharawi co		CONTACT PERSON	Nick Keran			
ADDRESS	500 Airport Road		ADDRESS	4222 Maii	n Street		
CITY, STATE & ZIP	Terrell, Texas 75160		CITY, STATE & ZIP	Dallas, Texas 75226			

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,403.80 , TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF August , 20_25. 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."

PHONE

E-MAIL

Sherid Sharawi

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

OWNER'S SIGNATURE

214-515-5400

ssharawi@madixinc.com

STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

JOSEPH BYERS
My Notary ID # 130064687
Expires December 29, 2026

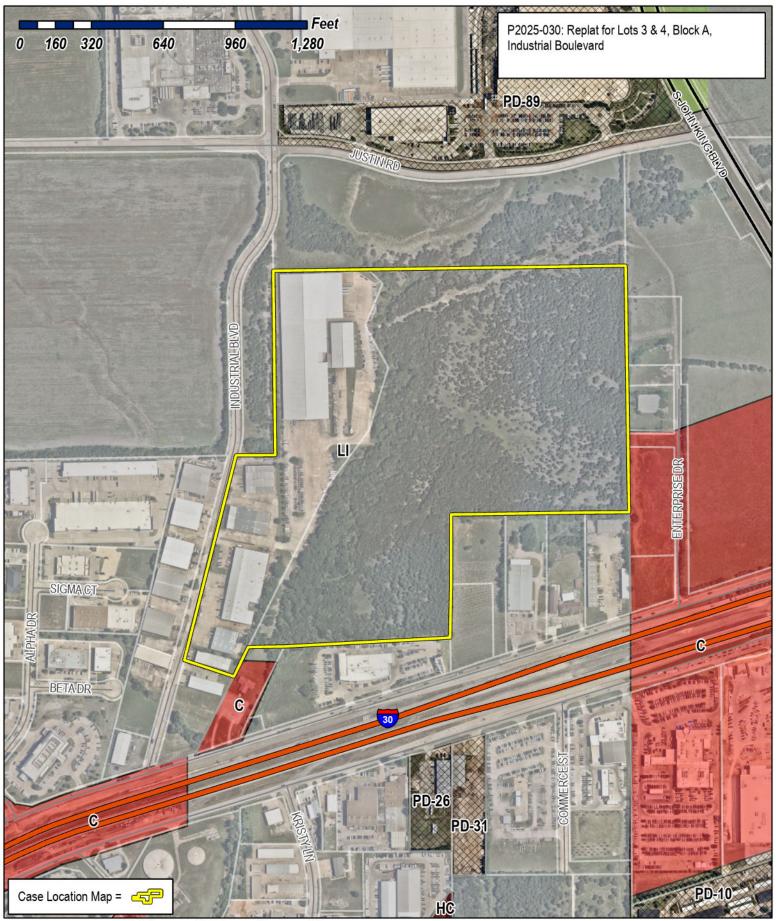
MY COMMISSION EXPIRES 12

985-233-9061

nickk@urbanstrategy.us

12/29/2026

[OWNER] THE UNDERSIGNED, WHO



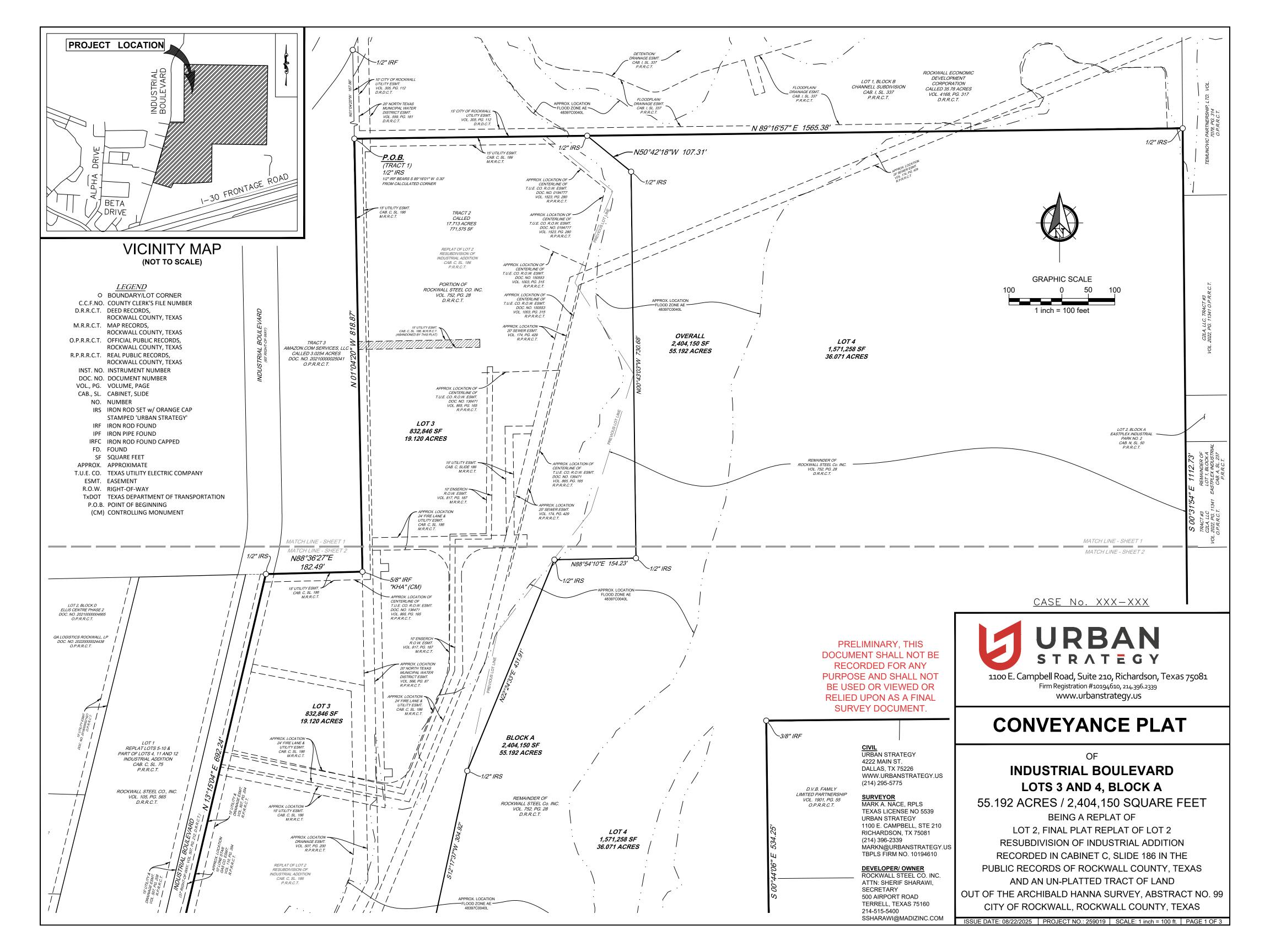


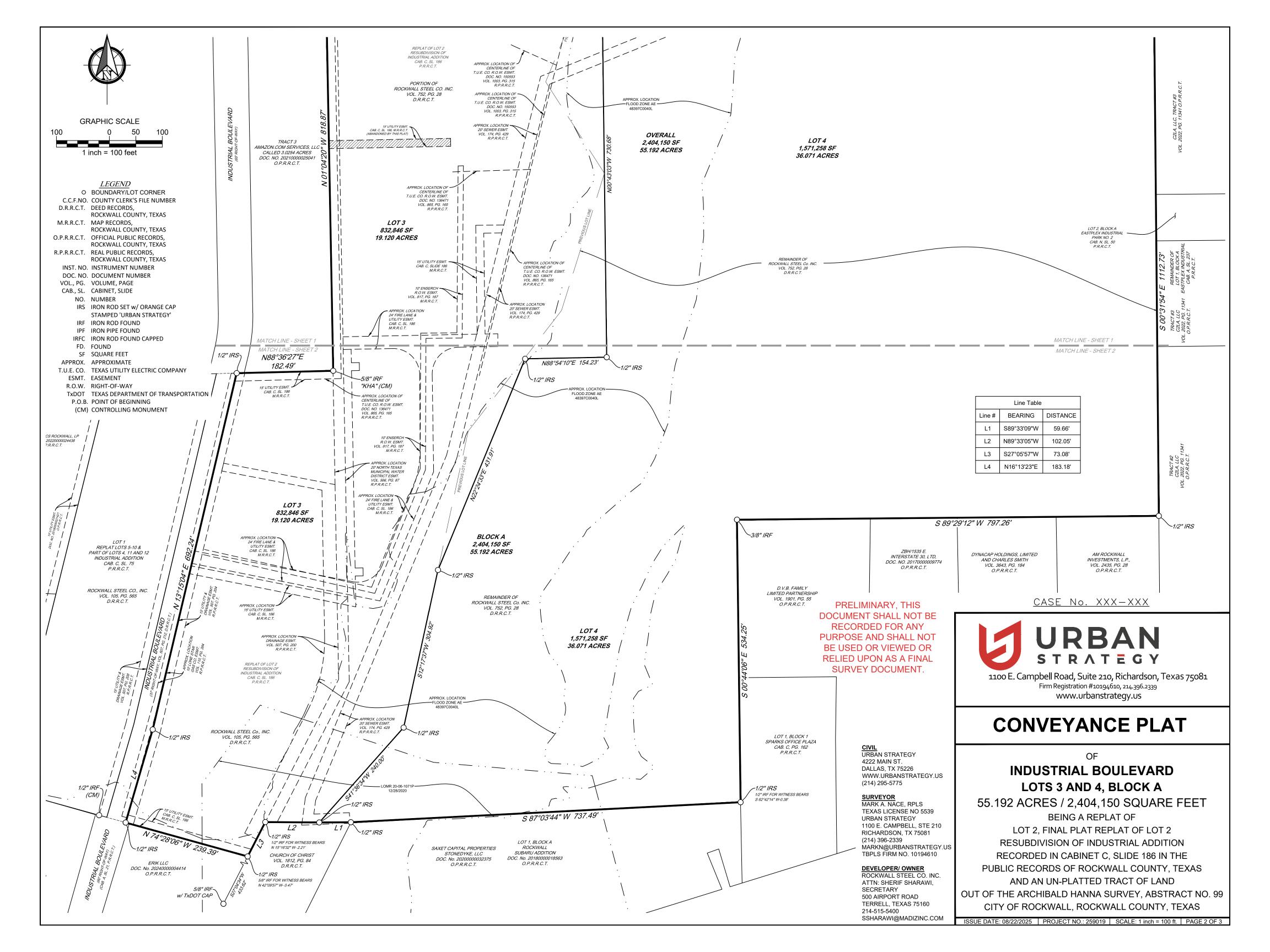
City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.







OWNER'S CERTIFICATION STATE OF TEXAS COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

> 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

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

No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

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

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

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

Rockwall Steel Co., Inc. Date: Sherif Sharawi, Secretary STATE OF TEXAS

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

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

Notary Public, in and for the State of Texas SURVEYOR'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS §

COUNTY OF ROCKWALL

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Mark A. Nace, RPLS Texas License No. 5539

Dated this the _____ day of _____ , 2025.

COUNTY OF DALLAS § Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally

STATE OF TEXAS

appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

GENERAL NOTES

CIVIL URBAN STRATEGY

WWW.URBANSTRATEGY.US

SURVEYOR MARK A. NACE, RPLS

URBAN STRATEGY

(214) 396-2339

SECRETARY

214-515-5400

TEXAS LICENSE NO 5539

RICHARDSON, TX 75081

1100 E. CAMPBELL, STE 210

MARKN@URBANSTRATEGY.US

TBPLS FIRM NO. 10194610

ROCKWALL STEEL CO. INC.

SSHARAWI@MADIZINC.COM

ATTN: SHERIF SHARAWI,

DEVELOPER/ OWNER

500 AIRPORT ROAD TERRELL, TEXAS 75160

4222 MAIN ST. DALLAS, TX 75226

(214) 295-5775

- 1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.
- 2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
- 3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.
- 4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040I, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.

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

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

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.
- 7. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 8. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

APPROVED:						
I hereby certify that the above and foregoing plat of an addition to the						
City of Rockwall, Texas, was approved by the						
Rockwall on the day of	, 2025.					
Mayor, City of Rockwall						
Planting of Taxing Commission Chairman						
Planning and Zoning Commission Chairman						
City Secretary						
City Engineer						

CASE No. XXX-XXX



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081 Firm Registration #10194610, 214.396.2339 www.urbanstrategy.us

CONVEYANCE PLAT

INDUSTRIAL BOULEVARD LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF

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

AND AN UN-PLATTED TRACT OF LAND

OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/15/2025 | PROJECT NO.: 259019 | SCALE: N/A | PAGE 3 OF 3