



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 SEC FM 548 AND HWY 276

SUBDIVISION CASEYS BLACKLAND

LOT 1 BLOCK 1

GENERAL LOCATION SEC FM 548 AND HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SITE LOCATED IN ROCKWALL ETJ

CURRENT USE VACANT, UNDEVELOPED

PROPOSED ZONING SITE LOCATED IN ROCKWALL ETJ

PROPOSED USE CONVENIENCE STORE AND FUELING STATION

ACREAGE 2.4775

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER RENEE BURNS

☒ APPLICANT KIMLEY HORN

CONTACT PERSON JAMES VALK

CONTACT PERSON STEPHANIE TUTT

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

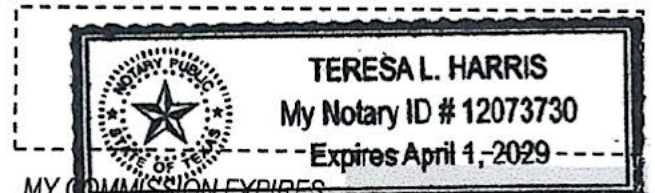
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Renee Burns [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

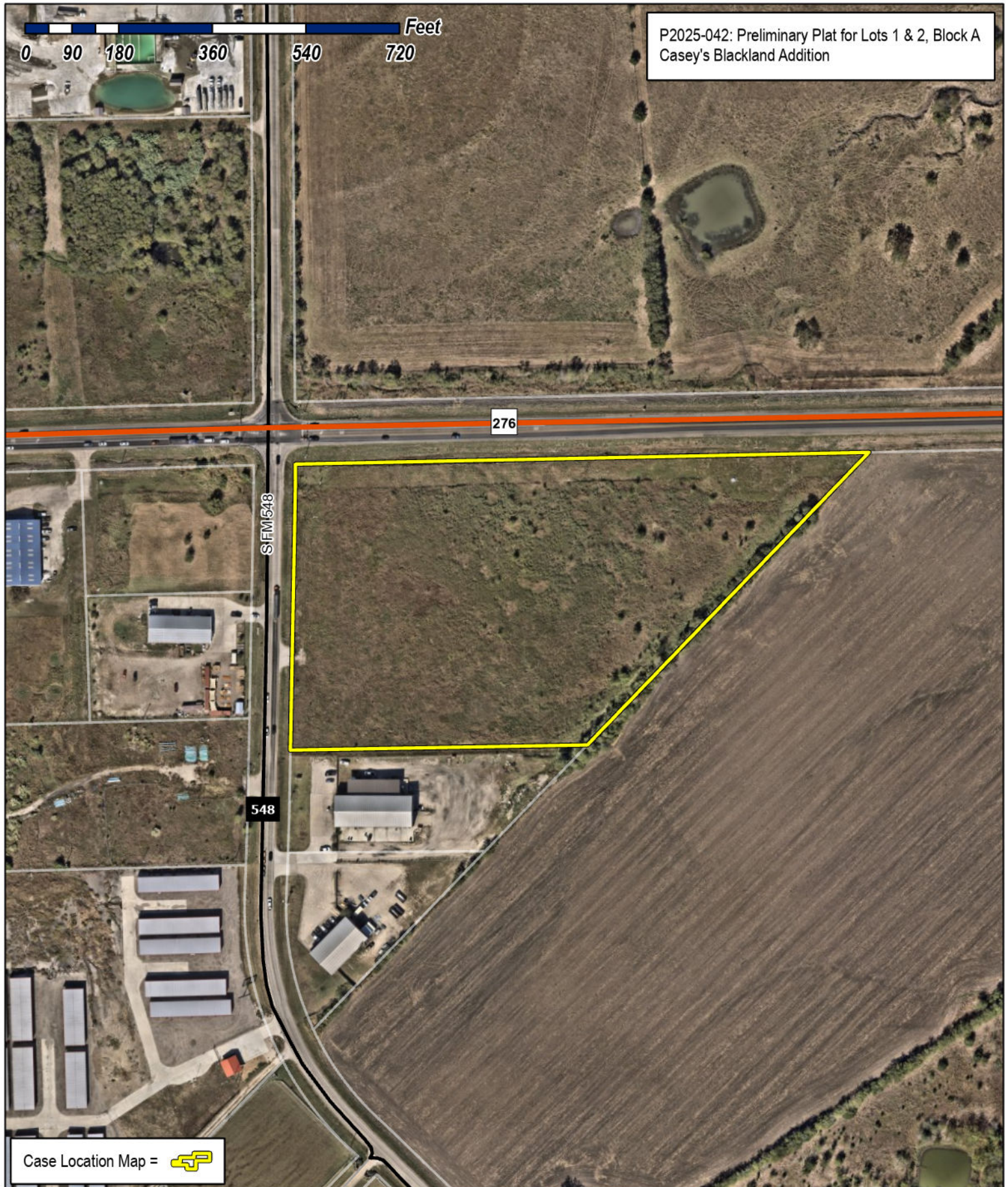
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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



NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/27/2024 with an applied combined scale factor of 1.000146135.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0065L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create two lots adn dedicate easements.
- 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.
- 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.
- 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.
- 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.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED

I hereby certify that the above and foregoing plat of an addition to the Town of Blackland, Texas, was approved by the Town of Blackland on the ____ day of _____, 2025

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within thirty (30) days from said date of final approval.

WITNESS OUR HANDS, This ____ day of _____, 2025

Mayor

City Secretary

SURVEYOR'S CERTIFICATION

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

PRELIMINARY

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

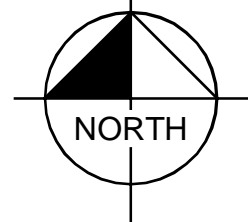
Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

STATE OF TEXAS §
COUNTY OF SMITH §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

Notary Public, State of Texas



GRAPHIC SCALE IN FEET

1" = 40' @ 24X36

LEGEND

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

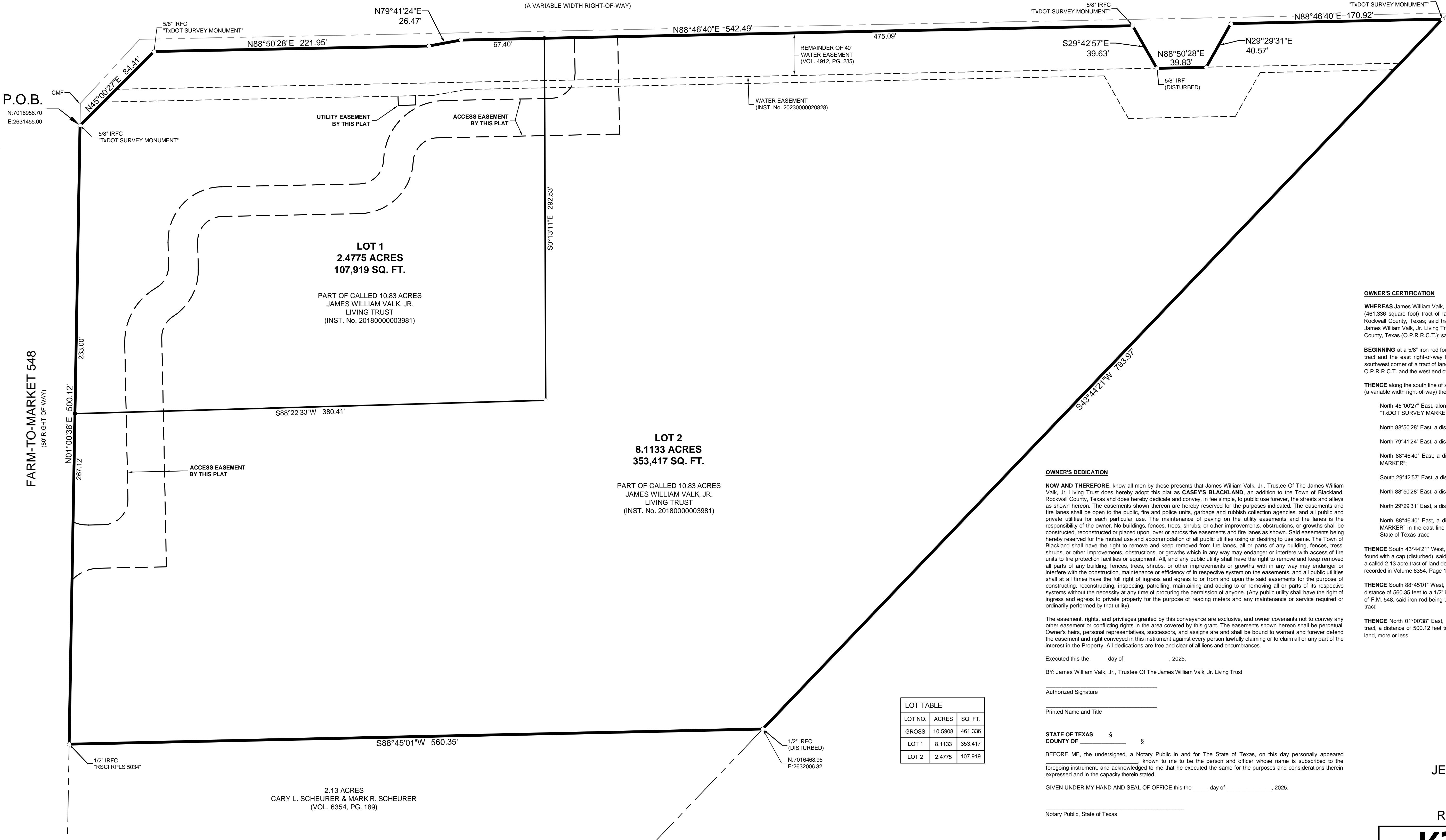
VICINITY MAP



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

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



OWNER'S CERTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION

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

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

Executed this the ____ day of _____, 2025.

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

Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

Notary Public, State of Texas

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
GROSS	10.5908	461,336
LOT 1	8.1133	353,417
LOT 2	2.4775	107,919

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

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

PRELIMINARY PLAT
CASEY'S BLACKLAND

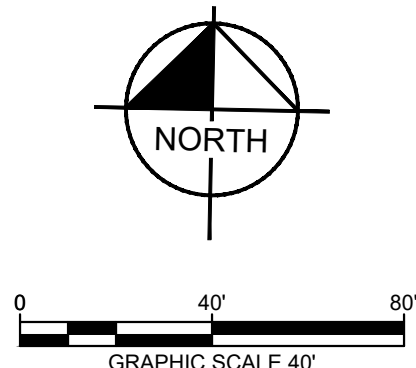
10.5908 ACRES
JEREMIAH R. MARRS SURVEY,
ABSTRACT No. 152
TOWN OF BLACKLAND,
ROCKWALL COUNTY, TEXAS

Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702
FIRM # 10194040
Tel. No. (903) 617-5839
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MKK	SCR	05/13/2025	060007507	1 OF 1

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



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

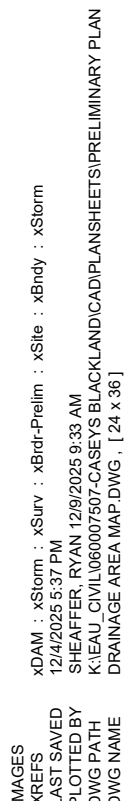
EX.	EXISTING
PROP.	PROP.
LP	PROP. LIGHT POLE
CONC.	CONCRETE
OHE	OVERHEAD ELECTRIC
GI	GRATE INLET
P.E.	PEDESTRIAN EASEMENT
BFR	BARRIER FREE RAMP

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



NORTHING: 7017467.80
EASTING: 2631799.41
ELEV. = 563.78'

* PARKING PROVIDED TOTAL INCLUDES HC PARKING



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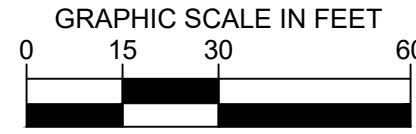
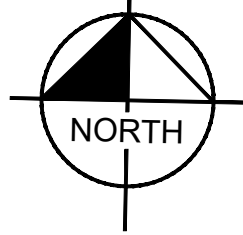
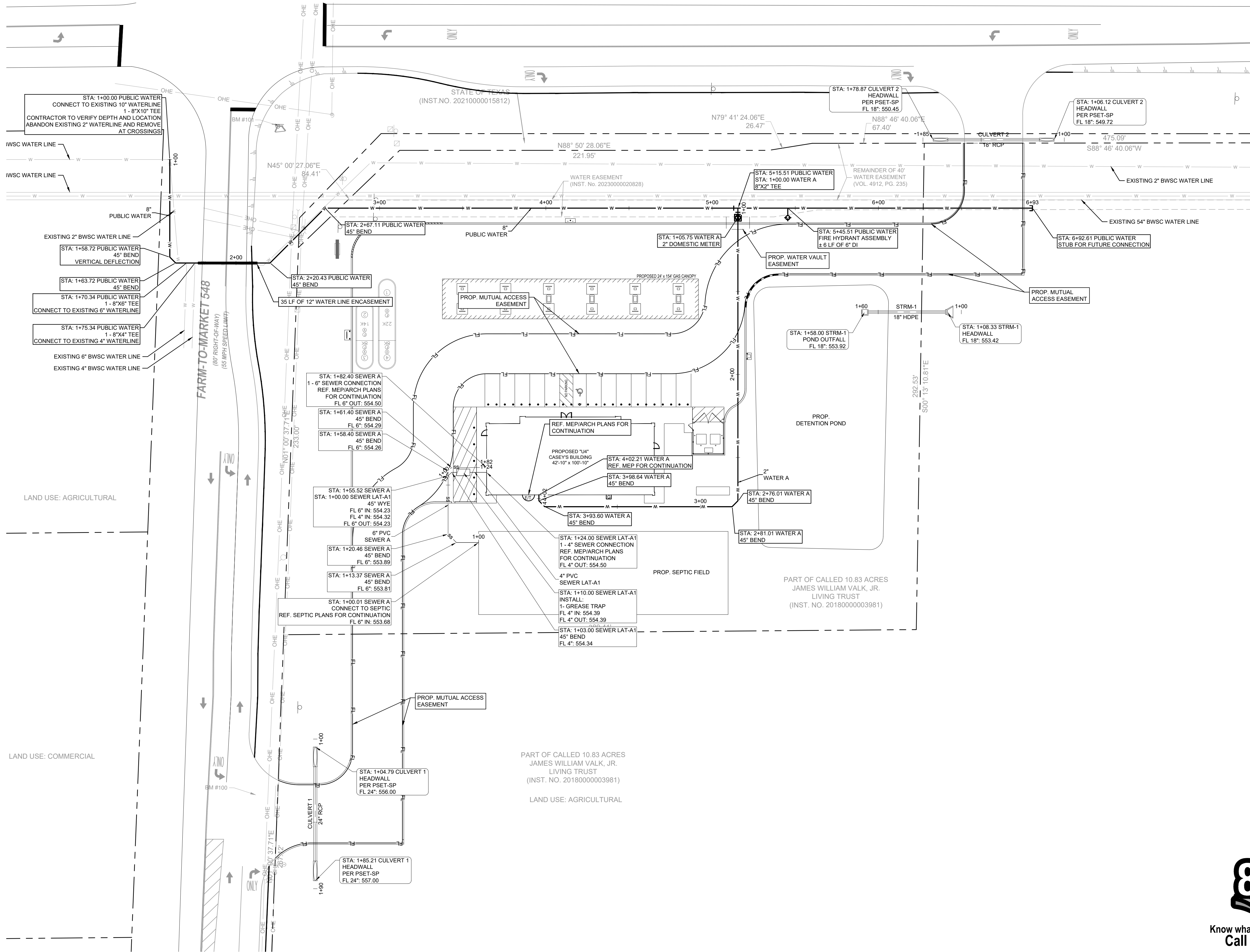


SHEET NUMBER	C-04
DRAINAGE AREA MAP	BLACKLAND CASEY'S PRELIMINARY PLAN
BLACKLAND, TEXAS	ST
KHA PROJECT 060007507	DATE DECEMBER 2025
SCALE AS SHOWN	RS
DESIGNED BY RS	RS
DRAWN BY	RS
CHECKED BY	ST
<div style="text-align: center;"> <p>PRELIMINARY</p> <p>FOR REVIEW ONLY Not for construction, bidding, or permit purposes.</p> <p>Kimley-Horn</p> <p>Engineer: STEPHANIE TUTT P.E. No. 145394 Date Dec-25</p> </div>	
<div style="text-align: right;"> <h1>Kimley»Horn</h1> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6800 BURELSON ROAD, BUILDING 312, SUITE 150 AUSTIN, TX 78744 PHONE: 512-616-9842 WWW.KIMLEY-HORN.COM TX C-628</p> </div>	
No.	REVISIONS
DATE	BY

12/20/2025 9:29 AM
K:\RAU_Civil\06007007\CASEY'S BLACKLAND\CAD\PLANS\PRELIMINARY\PLAN
UTILITY PLAN.dwg
User: KIMLEY-HORN
Title: PRELIMINARY PLAN

12/20/2025 9:29 AM
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UTILITY PLAN.dwg
User: KIMLEY-HORN
Title: PRELIMINARY PLAN

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LEGEND

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

KEY

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

UTILITY NOTES

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

BENCH MARK LIST

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

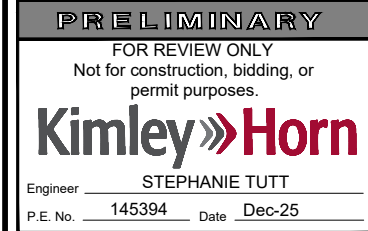


Know what's below.
Call before you dig.

CAUTION!!

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

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



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

BLACKLAND CASEY'S
PRELIMINARY PLAN

UTILITY PLAN

SHEET NUMBER
C-05

This document, together with the concepts and designs presented herein, as an instrument of sale



- 81**
- Know what's below
Call before you dig**
- CAUTION!!**
- EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

LEGEND

BENCH MARK LIST	
BM #100 [X] MAG-NAIL W/ SHINER SET ON THE TOP OF A CONCRETE HEAD ON SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF THE INTERSECTION OF STATE HIGHWAY 548, 55 FEET SOUTH OF A CONCRETE HEAD ON THE NORTH SIDE OF THE GRAVEL DRIVE, 10 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 100.00 EASTING: 100.00 ELEV. = 55.00
BM #101 [X] MAG-NAIL W/ SHINER SET ON THE TOP OF A CONCRETE HEAD ON THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 30 FEET NORTH OF A CONCRETE TxDOT MONUMENT, 10 FEET WEST OF A FIBER OPTIC BOX & SIGN.	NORTHING: 101.00 EASTING: 101.00 ELEV. = 55.00
BM #102 [X] MAG-NAIL W/ SHINER SET ON THE EAST EDGE OF 548, APPROXIMATELY 10 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 ON THE EAST SIDE OF F.M. 548, 10 FEET SOUTH OF A CONCRETE HEAD ON THE SOUTH SIDE OF A GRAVEL DRIVE, 10 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.	NORTHING: 102.00 EASTING: 102.00 ELEV. = 55.00

BENCH MARK LIST

BM #100 [X] MAG-NAIL W/ SHINER SET IN CONCRETE ON THE TOP OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548, APPROXIMATELY 470 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 55 FEET SOUTH OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE GRAVEL DRIVE, AND 180 FEET NORTH OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548.

NORTHING: 7017652.58
EASTING: 2631820.37
ELEV. = 559.70'

BM #101 [X] MAG-NAIL W/ SHINER SET IN CONCRETE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, APPROXIMATELY 30 FEET SOUTHWEST OF A LIGHT POLE, 55 FEET NORTH OF A CONCRETE TOWER MONUMENT, AND 65 FEET WEST OF A FIBER OPTIC BOX & SIGN.

NORTHING: 7018054.92
EASTING: 2631826.97
ELEV. = 553.65'

BM #102 [X] MAG-NAIL W/ SHINER SET IN ASPHALT ON THE EAST EDGE OF 548, APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 276 AND F.M. 548, 10 FEET WEST OF A HIGHWAY SIGN ON THE EAST SIDE OF F.M. 548, AND 185 FEET SOUTH OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF A GRAVEL DRIVE ON THE EAST SIDE OF F.M. 548.

NORTHING: 7017467.80
EASTING: 2631799.41
ELEV. = 563.78'

SHEET NUMBER
C-02

Parcel Map Check Report

Client:

Client

Client Company

Address 1

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

Prepared by:

Stan Russell

Kimley-Horn

801 Cherry Street

Parcel Name: BOUNDARY - GROSS

Description: GROSS

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,017,982.1210'

East: 2,633,402.9354'

Segment# 1: Line

Course: N45°00'27"E

Length: 84.41'

North: 7,018,041.8000'

East: 2,633,462.6301'

Segment# 2: Line

Course: N88°50'28"E

Length: 221.95'

North: 7,018,046.2890'

East: 2,633,684.5347'

Segment# 3: Line

Course: N79°41'24"E

Length: 26.47'

North: 7,018,051.0264'

East: 2,633,710.5773'

Segment# 4: Line

Course: N88°46'40"E

Length: 542.49'

North: 7,018,062.5978'

East: 2,634,252.9439'

Segment# 5: Line

Course: S29°42'57"E

Length: 39.63'

North: 7,018,028.1794'

East: 2,634,272.5884'

Segment# 6: Line

Course: N88°50'28"E

Length: 39.83'

North: 7,018,028.9850'

East: 2,634,312.4102'

Segment# 7: Line

Course: N29°29'31"E

Length: 40.57'

North: 7,018,064.2981'

East: 2,634,332.3829'

Segment# 8: Line

Course: N88°46'40"E

Length: 170.92'

North: 7,018,067.9438'

East: 2,634,503.2640'

Segment# 9: Line

Course: S43°44'21"W

Length: 793.97'

North: 7,017,494.3047'

East: 2,633,954.3318'

Segment# 10: Line

Course: S88°45'01"W

Length: 560.35'

North: 7,017,482.0835'

East: 2,633,394.1151'

Segment# 11: Line

Course: N1°00'38"E

Length: 500.12'

North: 7,017,982.1257'

East: 2,633,402.9356'

Perimeter: 3,020.71'

Area: 461,336.36Sq.Ft.

Error Closure: 0.0047

Course: N2°16'18"E

Error North : 0.00473

East: 0.00019

Precision 1: 642,704.26