

DEVELOPMENT APPLICATION

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

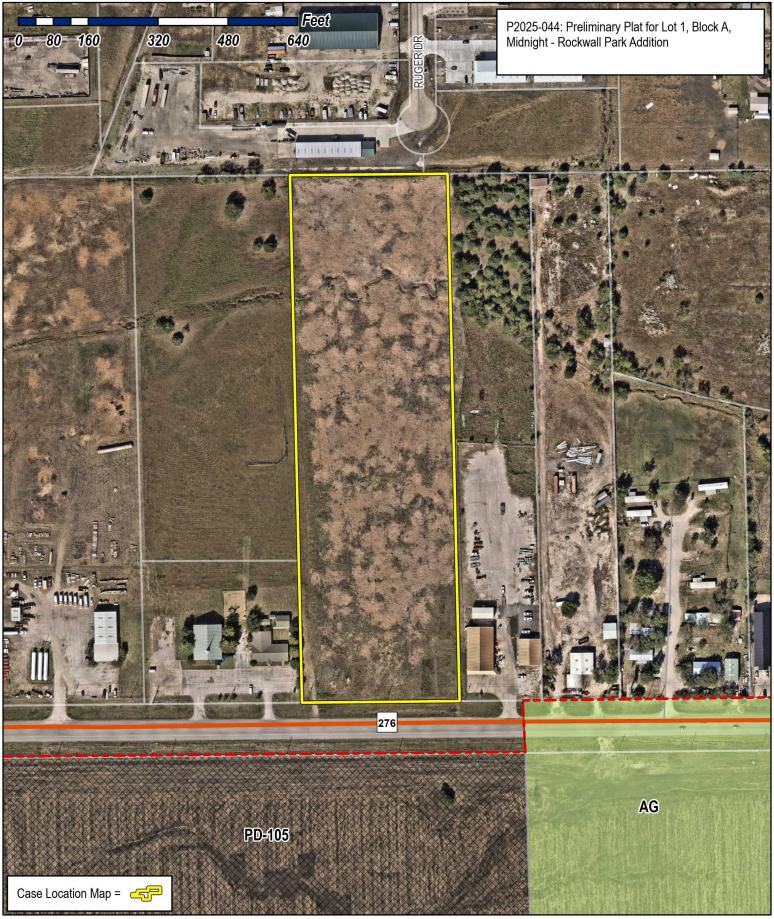
PLANNING & ZONING CASE NO.	
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.	
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

My Commission Expires May 7, 2028

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 □ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 8 2 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ □ REPLAT (\$300.00 + \$20.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION (PLEASE PRINT) **ADDRESS** HWY276, TX LOT N/A SUBDIVISION **BLOCK** N/A A0223 A M WILSON, TRACT 3-02, ACRES 10 GENERAL LOCATION North side of Highway 276, east of Remington Drive and west of Blackland Road ZONING, SITE PLAN AND PLATTING INFORMATION IPLEASE PRINT! CURRENT ZONING N/A **CURRENT USE** Undeveloped PROPOSED ZONING N/A PROPOSED USE Multi Flex-warehouse buildings LOTS [CURRENT] ACREAGE 9.9548 One (1) LOTS [PROPOSED] One (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] Dynamic Engineering Consultants, PC ☐ OWNER Midnight Land Corp ☑ APPLICANT CONTACT PERSON CONTACT PERSON Josh Attree Josh Edge **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 [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE 20 THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. 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 NATHANIEL OLIVO Notary ID #132476006

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

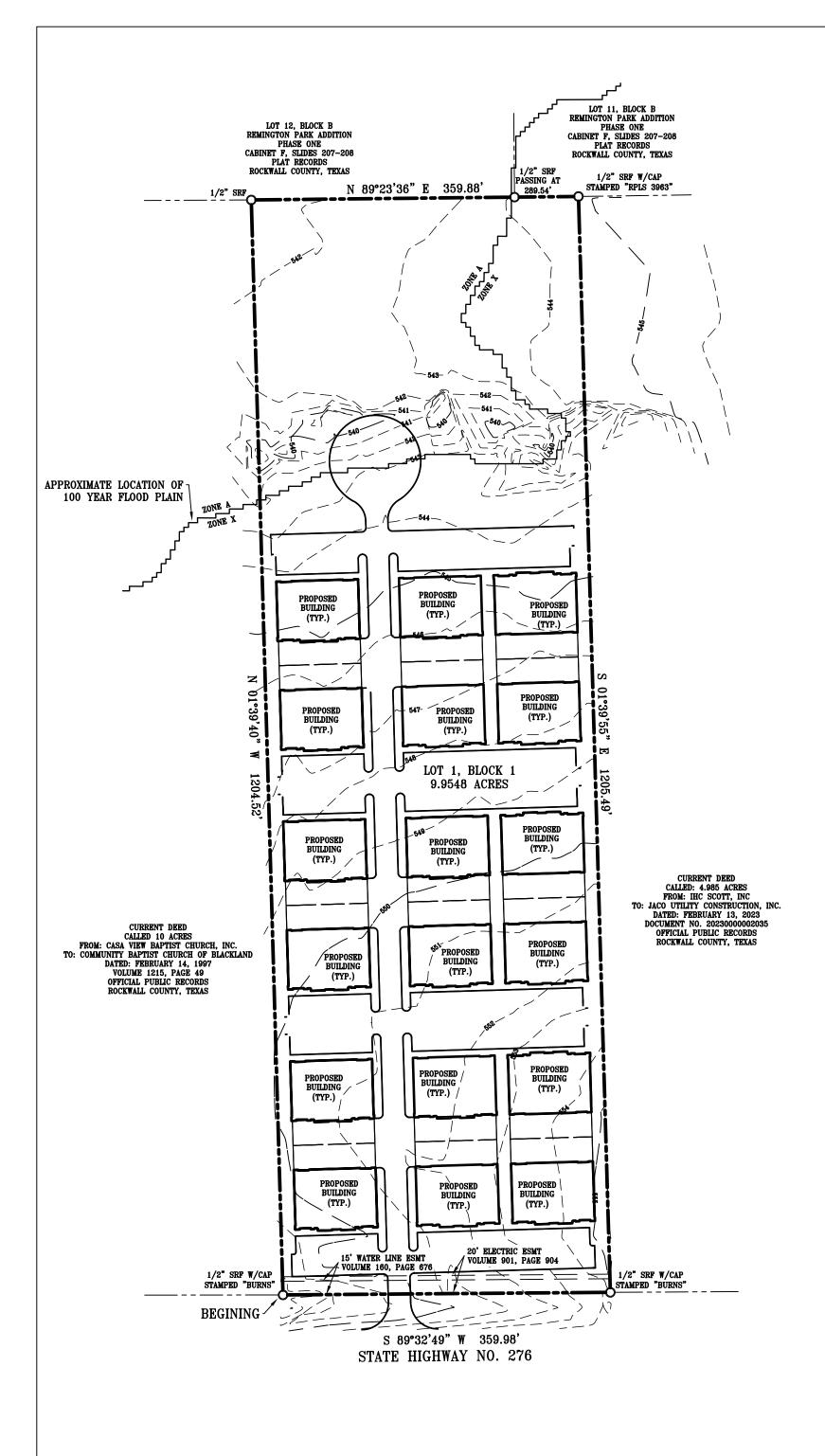




City of Rockwall
Planning & Zoning Department
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NOTES:

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480543 0065 L, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE A AND ZONE X, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100-YEAR FLOOD PLAIN.
- 2) BEARING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202,
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG".
- 4) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, ROCKWALL COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS; AND ROCKWALL COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPENATON OF DRAINAGE WAYS FOR THE CONTENT. OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERT
- 5) THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DEDICATED BY THIS PLAT EXCEPT BY AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT, SPECIFICALLY IDENTIFYING AND ROADWAY OR PUBLIC IMPROVEMENT AND
- 6) EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCE, TREES OVERGROWN SHRUBS OR IMPROVEMENTS THAT ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE
- 7) DATE PLAT WAS PREPARED: NOVEMBER 12, 2025.

COUNTY OF ROCKWALL KNOW ALL MEN BY THESE PRESENTS:

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

Frank New County, Judge, Rockwall County, Texas

The undersigned, the County Clerk of Rockwall County, Texas, does hereby certify that on the day of ______, 20__, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County Texas.

Certified this _____, day of ______, 20___.

SURVEYOR CERTIFICATE:

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND

GRAPHIC SCALE 1" = 100"

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PAUL RUST REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6003. STATE OF TEXAS FIRM CERTIFICATE NO. 101011-00 DATE: NOVEMBER 17, 2025

OWNERS CERTIFICATION

WHEREAS MIDNIGHT LAND CORP IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE AMBROSE M. WILSON HEADRIGHT SURVEY, ABSTRACT NO. 223, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 9.9548 ACRE TRACT OF LAND OUT OF THE AMBROSE M. WILSON HEADRIGHT SURVEY, ABSTRACT NO. 223, ROCKWALL COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 9.9548 ACRES AS CONVEYED TO MIDNIGHT LAND CORP IN DOCUMENT NUMBER 20250000007788, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS. SAID 9.9548 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a capped 1/2" iron rod found for corner marked "BURNS SURVEYING", said corner being along the north right-of-way line of State Highway # 276, corner being the southeast corner of a called 10 acre tract conveyed to Community Baptist Church of Blackland, and described in Volume 1215, Page 49, Official Public Records of Hunt County, Texas, for the southwest corner of our subject tract, and the POINT OF BEGINNING;

THENCE N01°39'40"W., with the east line of the said 10 acre Community Baptist Church of Blackland tract, and our west line, a distance of 1204.52 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of the 10 acre Community Baptist Church of Blackland tract, corner being along the south line of Lot 12, Block B, of Remington Park Addition, Phase One, an addition of record in Cabinet F, Slides 207-208, Plat Records of Rockwall County, Texas, for the northwest corner of our subject tract;

THENCE N89°23'36"E., with the south line of said Lot 12, Block B, and the south line of Lot 11, Block B, of same said subdivision, for our north line, at a distance of 289.54 feet passing a 1/2" iron rod found for the southeast corner of Lot 12, Block B, and southwest corner of Lot 11, Block B, and continuing a total distance of 359.88 feet to a capped 1/2" iron rod found for corner marked "RPLS 3963", said corner being being the northwest corner of a called 4.985 acre tract conveyed to Jaco Utility Construction, Inc., and described in Document Number 20230000002035, Official Public Records of Rockwall County, Texas, for the northeast corner of our subject tract;

THENCE S01°39'55"E., with the west line of the said 4.985 acre Jaco Utility Construction, Inc. tract, and our east line, a distance of 1205.49 feet to a capped 1/2" iron rod found for corner marked "BURNS SURVEYING", said corner being the southwest corner of the 4.985 acre Jaco Utility Construction, Inc. tract, corner being along the north right-of-way line of State Highway # 276, for the southeast corner of our subject tract;

THENCE S89°32'49'W., with the north right-of-way line of State Highway # 276, and our south line, a distance of 359.98 feet to the POINT OF BEGINNING and containing 9.9548 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Josh Attree, President of Midnight Land Corp , does hereby adopt this plat designating the hereinabove described property as MIDNIGHT — ROCKWALL PARK, an addition to Hunt County, and dedicates to the public use forever the streets or roads and easements shown hereon, (if any) for the use and accommodation of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND, this the _____ day of ___

Josh Attree President, Midnight Land Corp

> Eastsirige Dr Markn Di Wincheszer Dr - PROJECT LOCATION State Highway 276 Backlar VICINITY MAP SCALE 1'' = 1000'© 2025 Microsoft Corporation © 2025 TomTom PRELIMINARY PLAT LOT 1, BLOCK 1 MIDNIGHT - ROCKWALL PARK

AMBROSE M. WILSON HEADRIGHT SURVEY, ABS. NO. 233

9.9548 ACRES

ADDRESS: 6706 NORTHHAVEN ROAD DALLAS, TEXAS 75230

AN ADDITION TO THE ETJ OF THE DF ROCKWALL, ROCKWALL COUNTY, TEX 5930 Summerhill Road 903.838.8533 telepho exarkana, TX 75503 903,832,4700 facsimile