



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-018 P&Z DATE 04/28/2020 CC DATE 05/04/2020 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-018

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
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- 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 (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address End of Alpha

Subdivision Ellis Centre Phase Two

Lot 1 Block D

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current] 1

Lots [Proposed] 2

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 Rockwall Urban Industrial, LP Applicant Half Associates

Contact Person Reid Caldwell

Contact Person Matthew Gardner

Address 13150 Coit Rd

Address 1201 Bowser Road

City, State & Zip Dallas, TX 75240

City, State & Zip Richardson, TX 75081

Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@half.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Reid Caldwell [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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. 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."

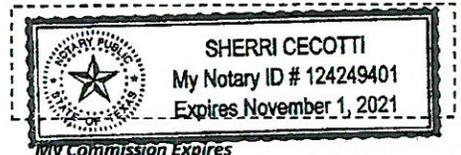
Given under my hand and seal of office on this the 16 day of April, 20 20.

Owner's Signature

Reid Caldwell

Notary Public in and for the State of Texas

Sherrri Cecotti





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Final Plat, Preliminary Plat & Master Plat]</i>
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If Applicable [Final Plat & Preliminary Plat]</i>
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If Applicable [Final Plat & Preliminary Plat]</i>
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	<i>Check w/ Planning Staff</i>
Submittal Requirements <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat <i>[Master, Preliminary, Final or Replat]</i>			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/16/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2020-018
Project Name: Ellis Centre, Phase II Addition
Project Type: PLAT
Applicant Name: MATTHEW GARDNER
Owner Name: REID CALDWELL
Project Description:



RECEIPT

Project Number: P2020-018

Job Address: GAMMA

ROCKWALL, TX 75087

Receipt Number: B88924

Printed: 4/17/2020 10:55 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$440.40

Total Fees Paid:

\$440.40

Date Paid: 4/17/2020 12:00:00AM

Paid By: MATTHEW GARDNER

Pay Method: CHECK 0118

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

Address End of Alpha

Subdivision Ellis Centre Phase Two

Lot

1

Block

D

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current]

1

Lots [Proposed]

2

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Applicant Halff Associates

Contact Person Reid Caldwell

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Address 13150 Coit Rd

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Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@halff.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Reid Caldwell [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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. 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."

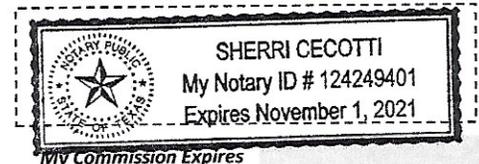
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Owner's Signature

Reid Caldwell

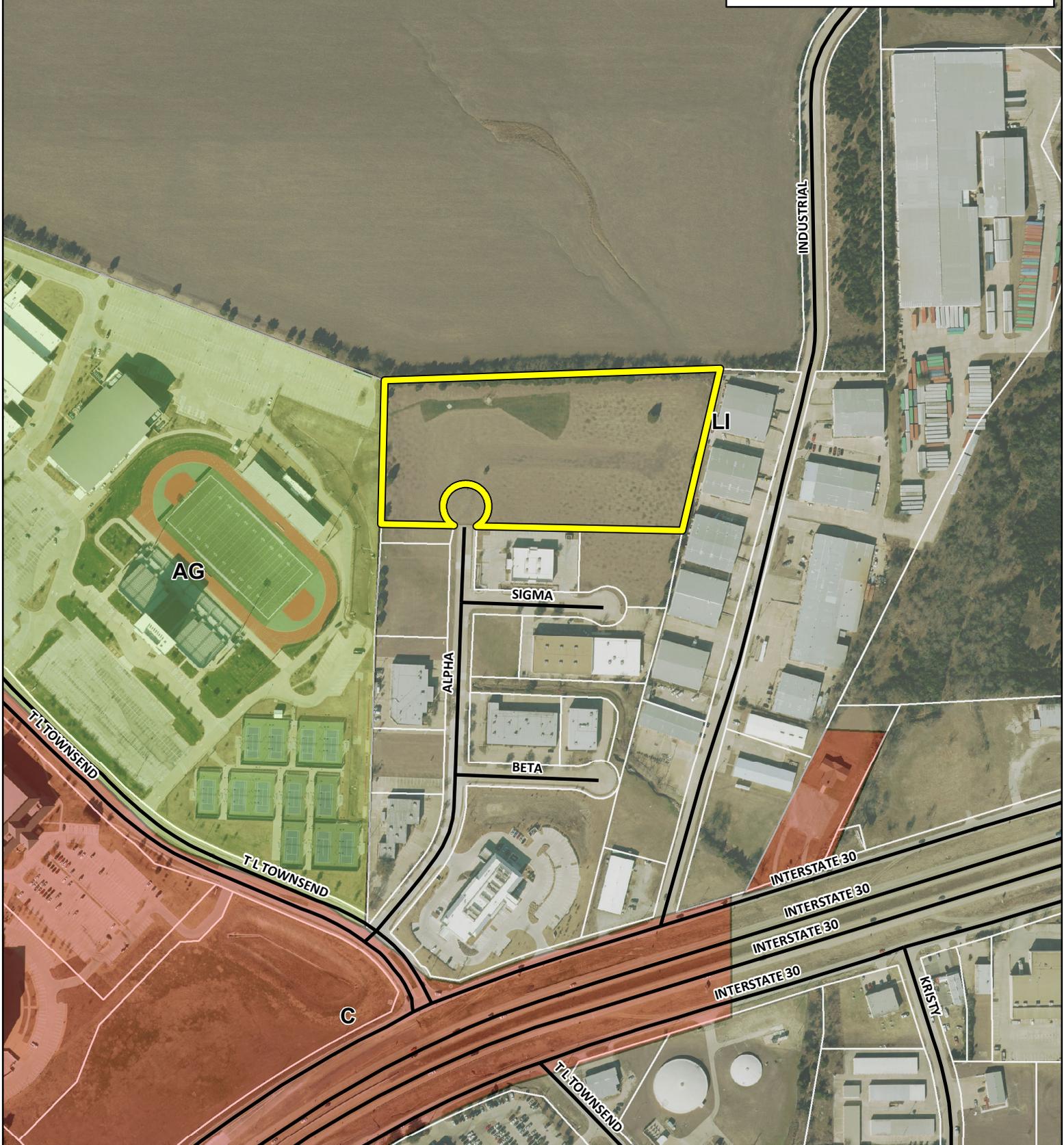
Notary Public in and for the State of Texas

Sherrri Cecotti





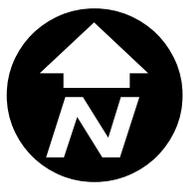
P2020-018- LOTS 2 & 3, BLOCK D,
ELLIS CENTRE, PHASE II ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

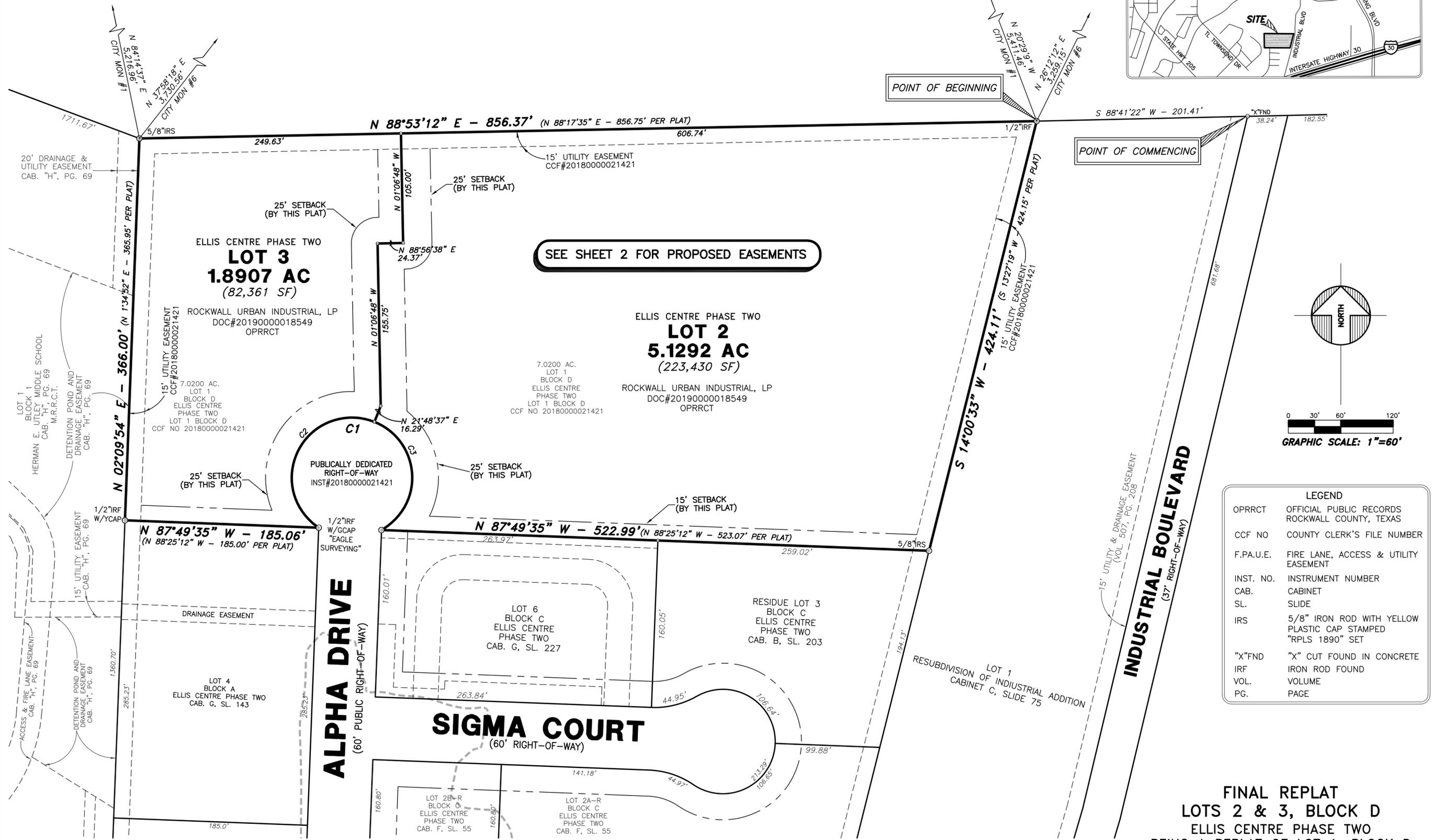
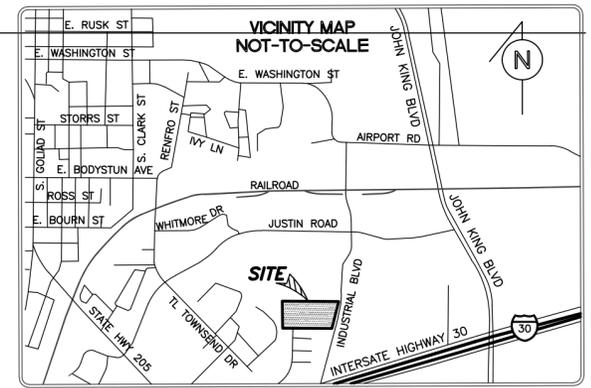
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



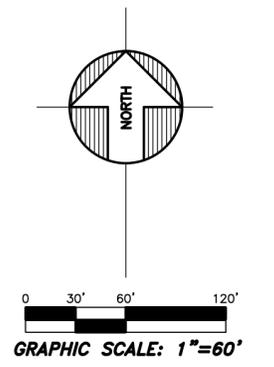
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C1	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C1	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



SEE SHEET 2 FOR PROPOSED EASEMENTS



LEGEND

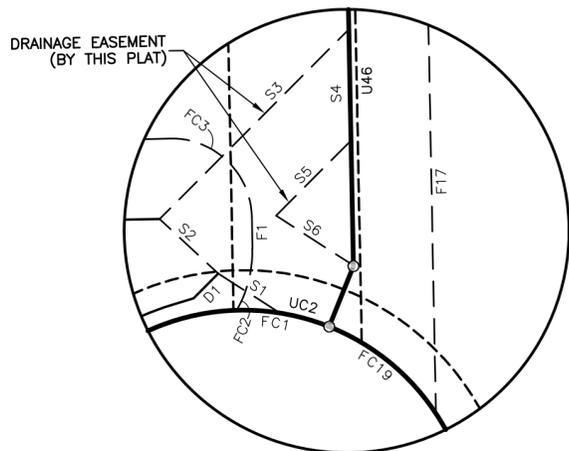
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

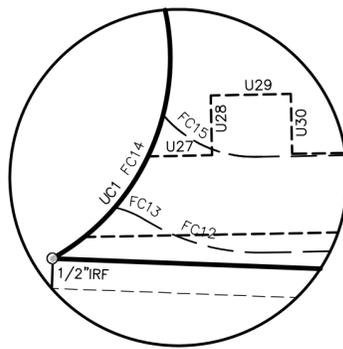
BLUE SKY
SURVEYING & MAPPING

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC13	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

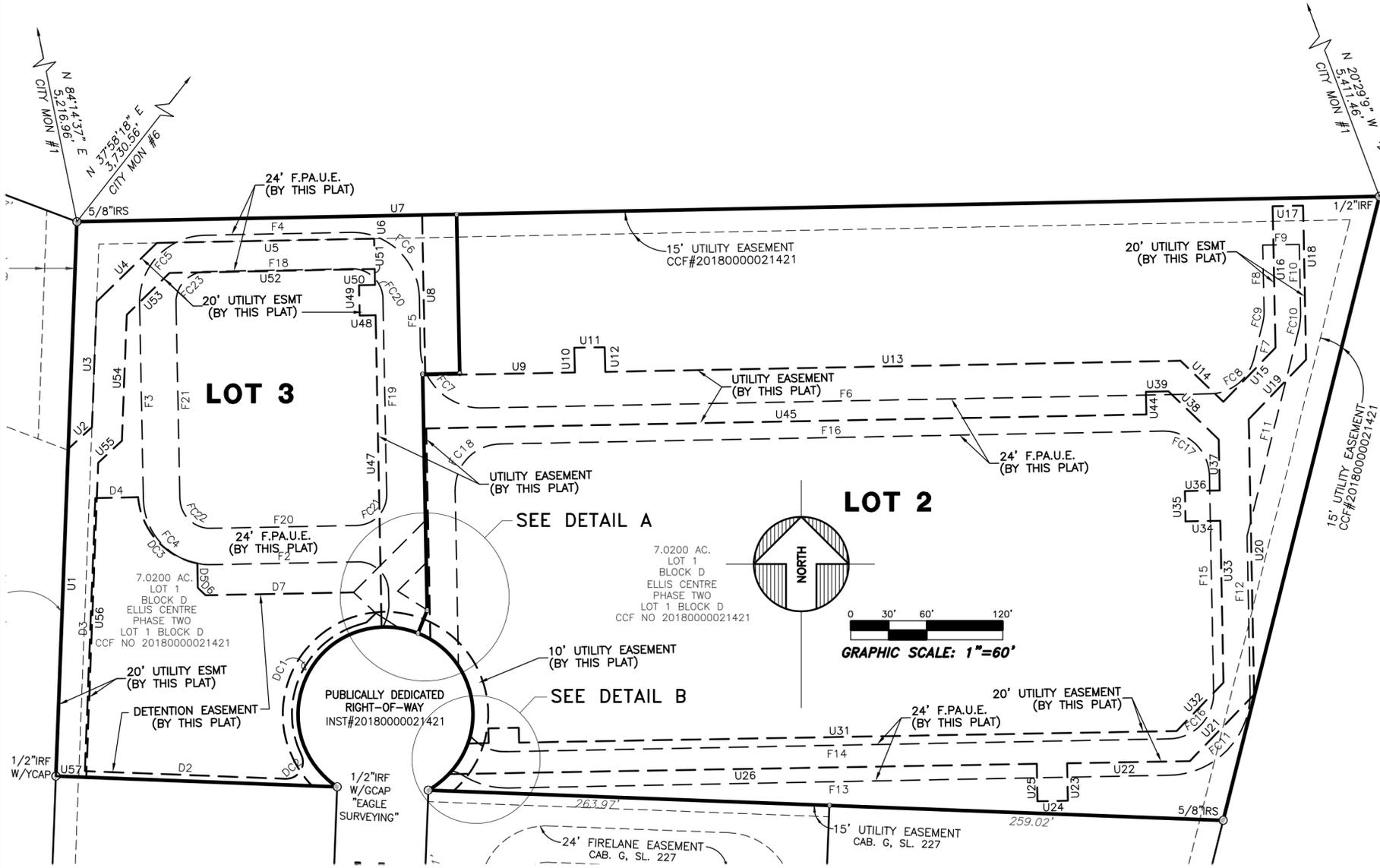
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'



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DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

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 LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, 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 ELLIS CENTRE PHASE TWO ADDITION 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;

(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; OR

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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.

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____



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: April 28, 2020
APPLICANT: Matthew Gardner; *Halff Associates*
CASE NUMBER: P2020-018; *Lots 2 & 3, Block, Ellis Centre, Phase Two Addition*

SUMMARY

Consider a request by Matthew Gardner of Halff Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition being a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 7.02-acre tract of land for purpose of subdividing the property into two (2) lots (*i.e. Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition*), and to establish the necessary easements [*i.e. 24-foot firelane, detention, drainage, and utility easements*] for the construction of a multi-tenant industrial facility consisting of three (3) separate buildings that will be ~87,600 SF in total area (*i.e. 50,400 SF, 25,200 SF, & 12,000 SF*).
- ☑ The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. The subject property was zoned -- *along with the remainder of the 23.888-acre tract of land that made up Phases 1 & 2 of the Ellis Center Addition* -- from an Agricultural (AG) District and Commercial (C) District to a Light Industrial (LI) District on December 5, 1983 by *Ordinance No. 83-61 (PZ1983-035-01)*. The subject property was then platted as part of Lot 2 and all of Lots 4 & 5 of the Ellis Center, Phase 2 Addition on February 15, 1985 as part of *Case No. PZ1984-014-01*. The subject property was later assembled into its current configuration (*i.e. Lot 1, Block D, Ellis Center, Phase 2 Addition*) by *Case No. P2018-015*. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-040*] for the purpose of constructing a ~87,600 SF multi-tenant industrial facility for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 2 & 3, Block D, Ellis Centre, Phase Two 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 plat; and,

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

City of Rockwall
Project Plan Review History



Project Number P2020-018	Owner REID CALDWELL	Applied 4/16/2020 AG
Project Name Ellis Centre, Phase II Addition	Applicant MATTHEW GARDNER	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status P&Z HEARING		Status 4/23/2020 DG

Site Address GAMMA	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision ELLIS CENTRE 2	Tract 1	Block D	Lot No 1	Parcel No 3586-000D-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2020	4/23/2020	4/22/2020	6	APPROVED	
ENGINEERING (4/24/2020 8:20 AM SJ) M - Remove "by this plat" on all. M - Update the detention pond to say "Detention and Drainage Easement." M - Label the easements in Detail A and B. M - Must tie two points to Rockwall GPS. This will be a N: and E:. M - Update the legend to have "Fire Lane, Public Access, and Utility Easement." M - Update the curve table to include C2 and C3.	Sarah Johnston	4/16/2020	4/23/2020	4/24/2020	8	COMMENTS	
FIRE	Ariana Hargrove	4/16/2020	4/23/2020	4/21/2020	5	APPROVED	
GIS	Lance Singleton	4/16/2020	4/23/2020	4/24/2020	8	APPROVED	
PLANNING	David Gonzales	4/16/2020	4/23/2020	4/23/2020	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(4/23/2020 3:56 PM DG)						
P2020-018; Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition being a 0.7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-018) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the General Industrial District Standards of Article 05, that are applicable to the subject property.						
M. 5 Label the width of all utility easements. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
I.6 Label both lots with Lot, Block, Addition labels as indicated below:						
Example: Lot 2, Block D						
Ellis Centre						
Phase Two Addition						
(acres/SF)						
I.7 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.						
M.9 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.10 The Planning and Zoning Meeting is scheduled for April 28, 2020. (Consent Agenda)						
I.11 The City Council meeting for is scheduled for May 4, 2020. (Consent Agenda)						
I.12 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will be held via Zoom (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public); however, since this will be on the Consent Agenda, you are not required to attend.						

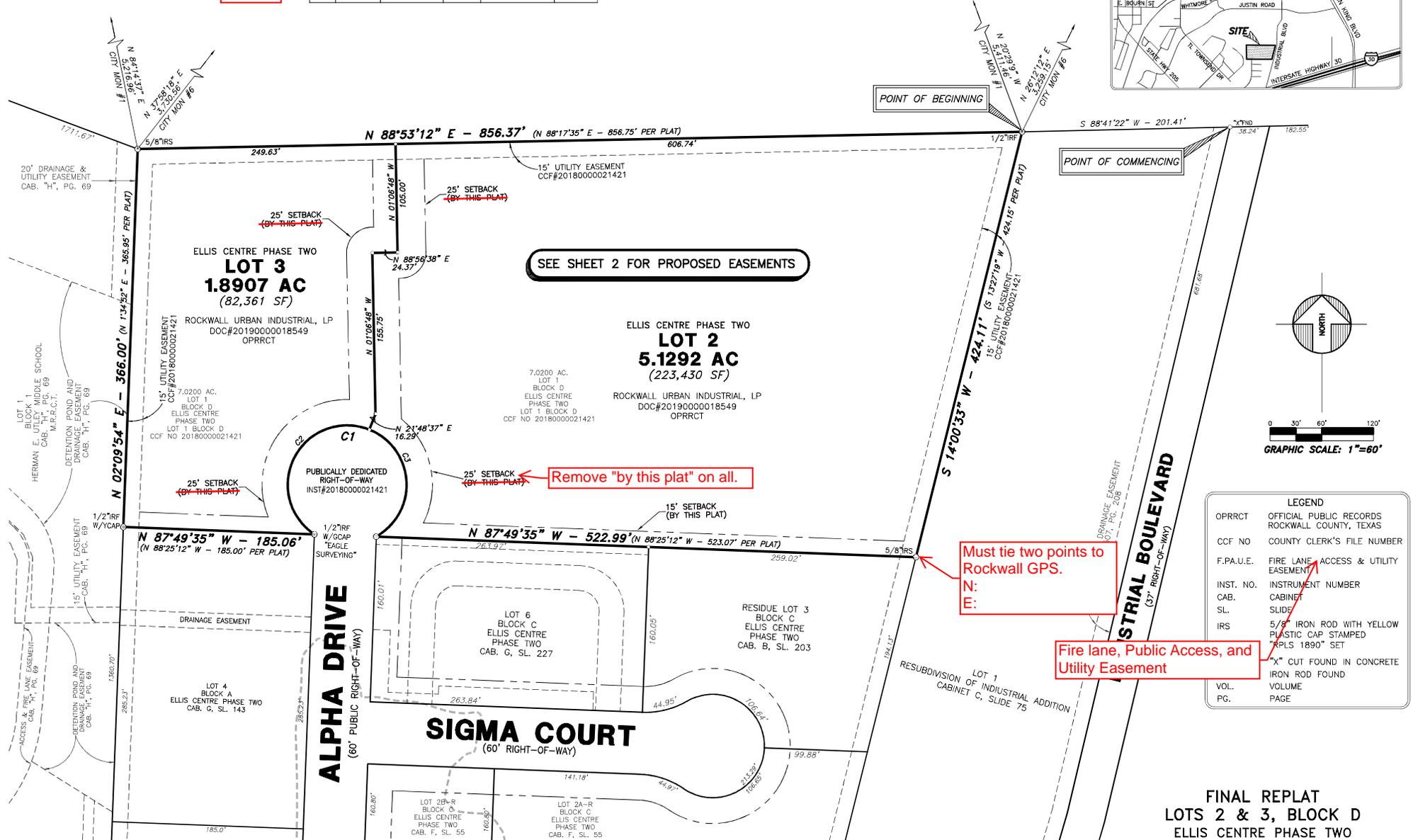
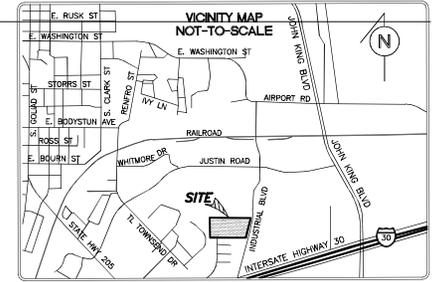
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C1	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C1	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

C2, C3

NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.

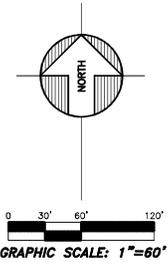


SEE SHEET 2 FOR PROPOSED EASEMENTS

Remove "by this plat" on all.

Must tie two points to Rockwall GPS.

Fire lane, Public Access, and Utility Easement



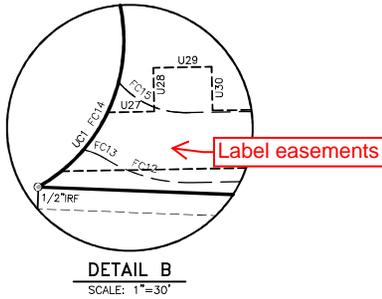
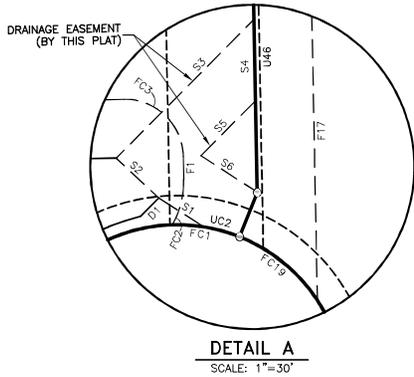
LEGEND

- OPRRCT OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- CCF NO COUNTY CLERK'S FILE NUMBER
- F.P.A.U.E. FIRE LANE ACCESS & UTILITY EASEMENT
- INST. NO. INSTRUMENT NUMBER
- CAB. CABINET
- SL. SLIDE
- IRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 1890" SET
- "X" CUT FOUND IN CONCRETE IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
 BEING A REPLAT OF LOT 1, BLOCK D
 ELLIS CENTRE PHASE TWO ADDITION
 BEING A 7.0200-ACRE PARCEL
 A. HANNA SURVEY, ABSTRACT 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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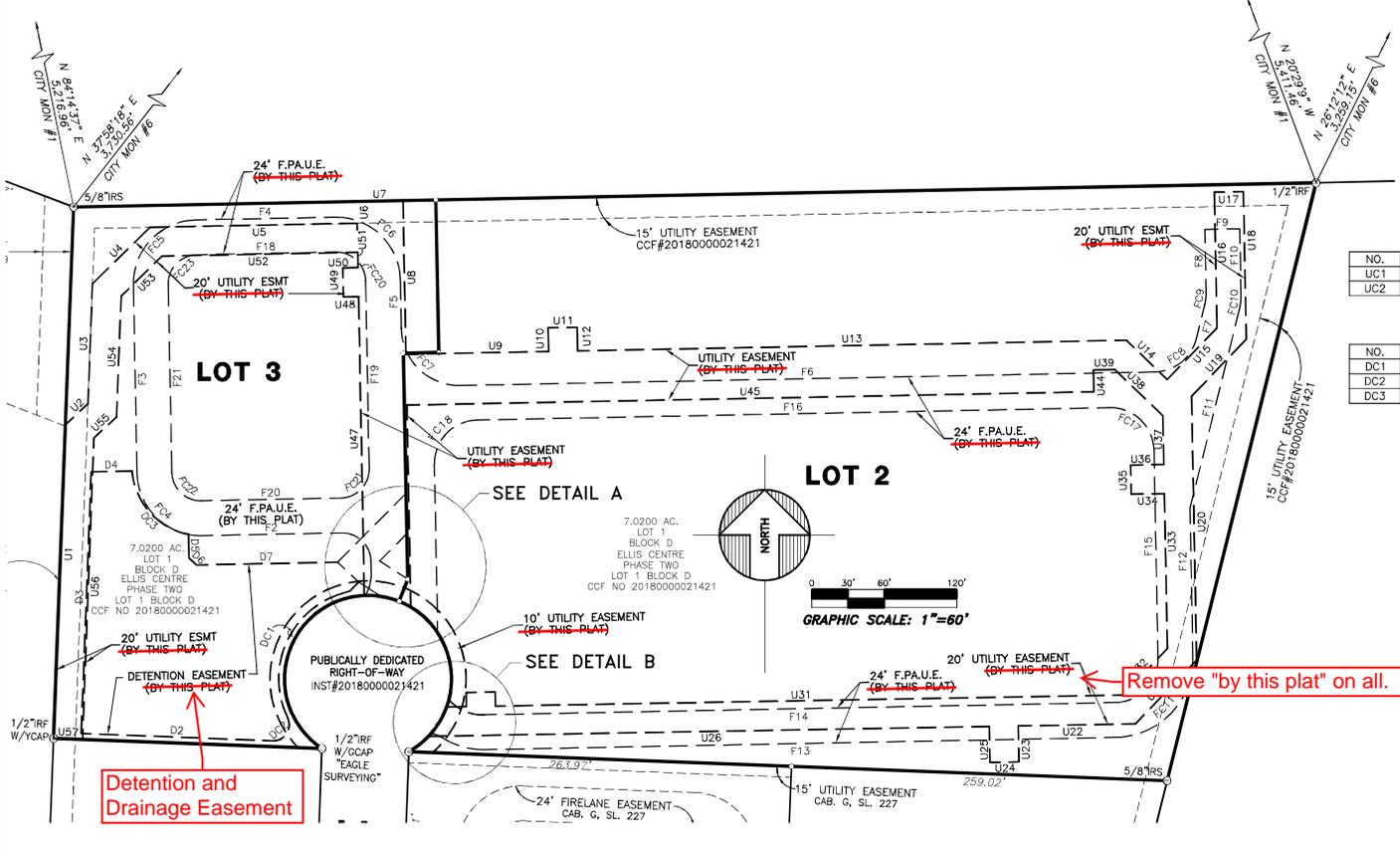


~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	38.16'
FC13	25.00'	18°50'24"	8.22'	N67°28'36"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'



~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'12"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"E	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

~ DETENTION ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'



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TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 09' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)



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OWNER
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13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

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 LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, 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 ELLIS CENTRE PHASE TWO ADDITION 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:

- (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; OR
(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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 EXACTION'S MADE HEREIN.

NOTE: 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 THEREOF 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF ____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 ____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 ____, 2020.

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 ____, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address End of Alpha

Subdivision Ellis Centre Phase Two

Lot

1

Block

D

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current] 1

Lots [Proposed] 2

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 Rockwall Urban Industrial, LP

Applicant Halff Associates

Contact Person Reid Caldwell

Contact Person Matthew Gardner

Address 13150 Coit Rd

Address 1201 Bowser Road

City, State & Zip Dallas, TX 75240

City, State & Zip Richardson, TX 75081

Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@halff.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Reid Caldwell [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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. 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."

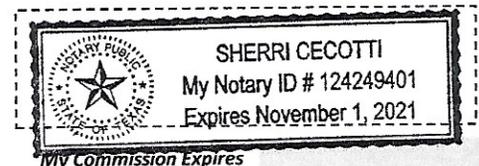
Given under my hand and seal of office on this the 16 day of April, 20 20.

Owner's Signature

Reid Caldwell

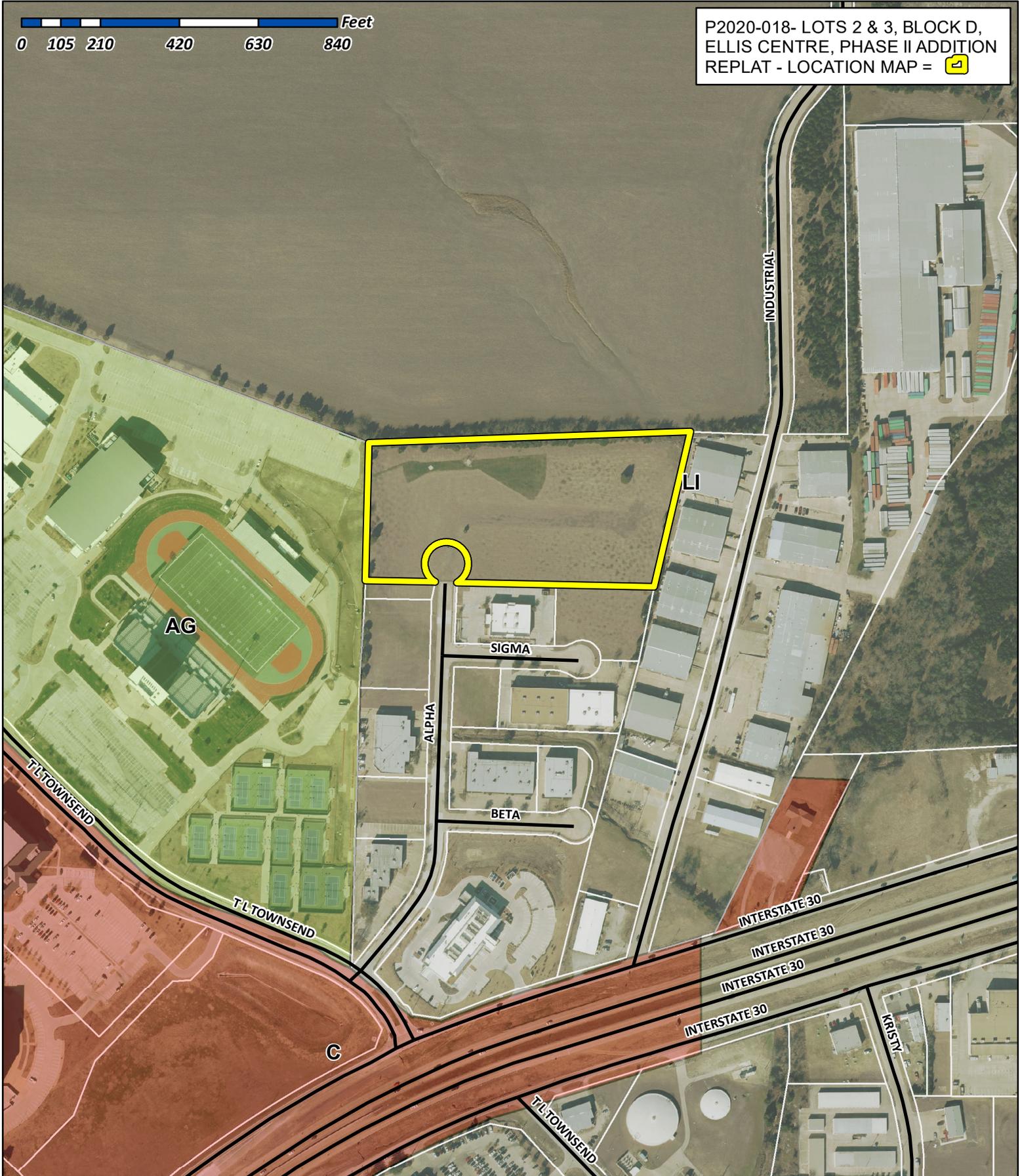
Notary Public in and for the State of Texas

Sherrri Cecotti





P2020-018- LOTS 2 & 3, BLOCK D,
ELLIS CENTRE, PHASE II ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

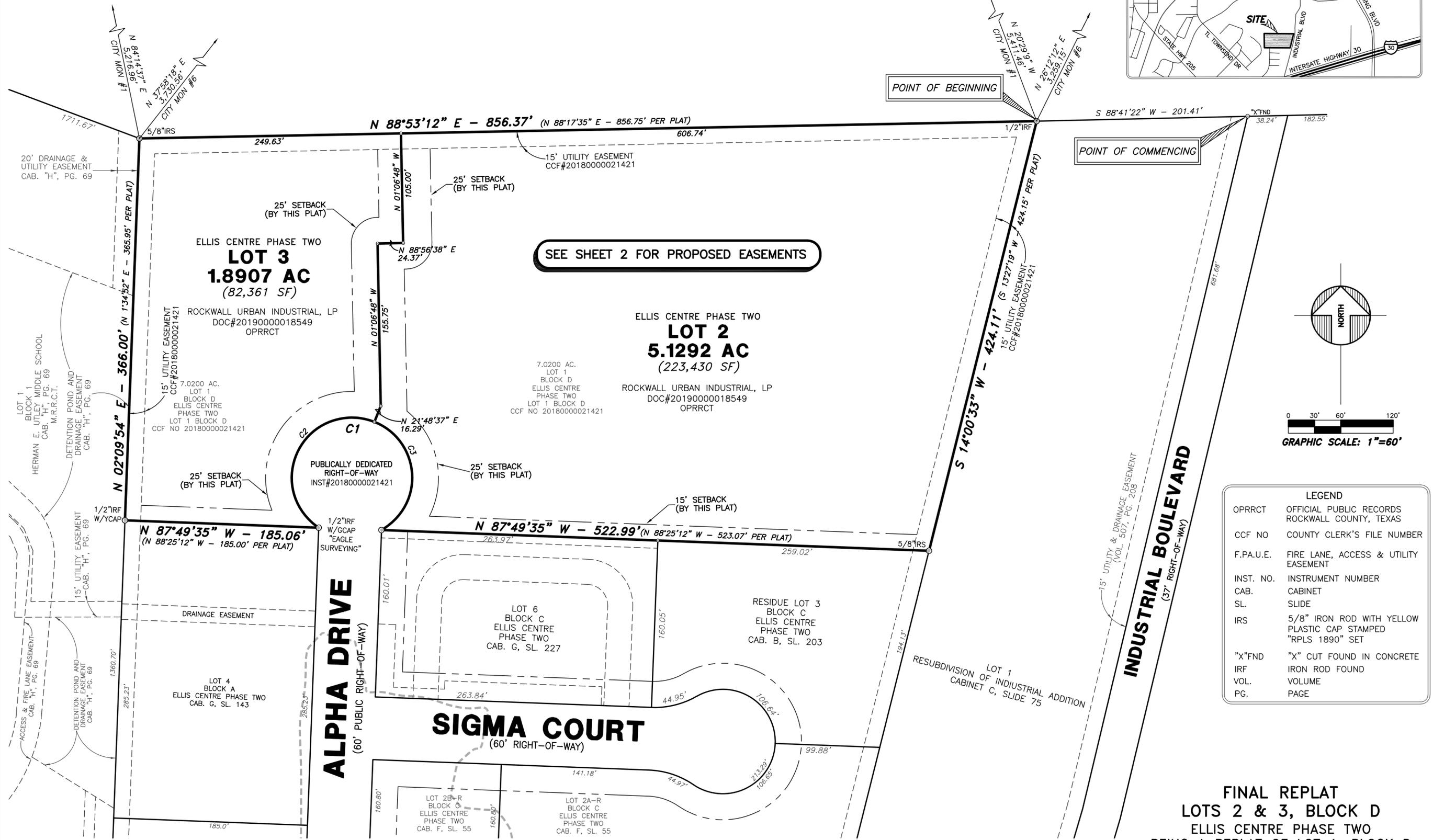
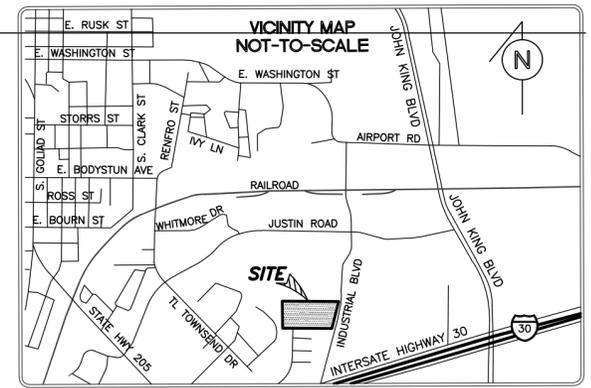
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



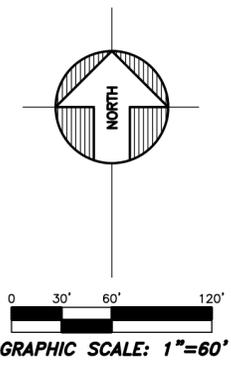
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C1	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C1	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



SEE SHEET 2 FOR PROPOSED EASEMENTS



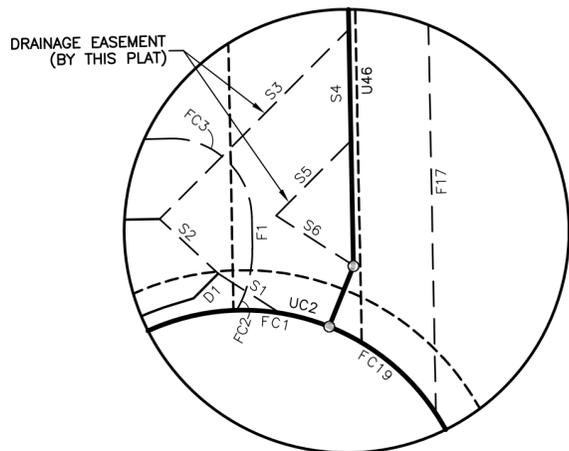
LEGEND

OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

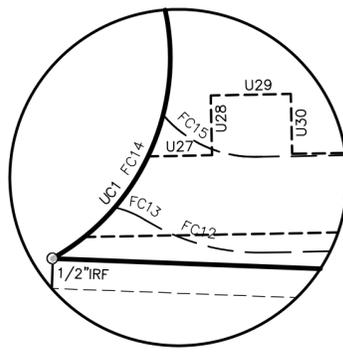
FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BLUE SKY
SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC13	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

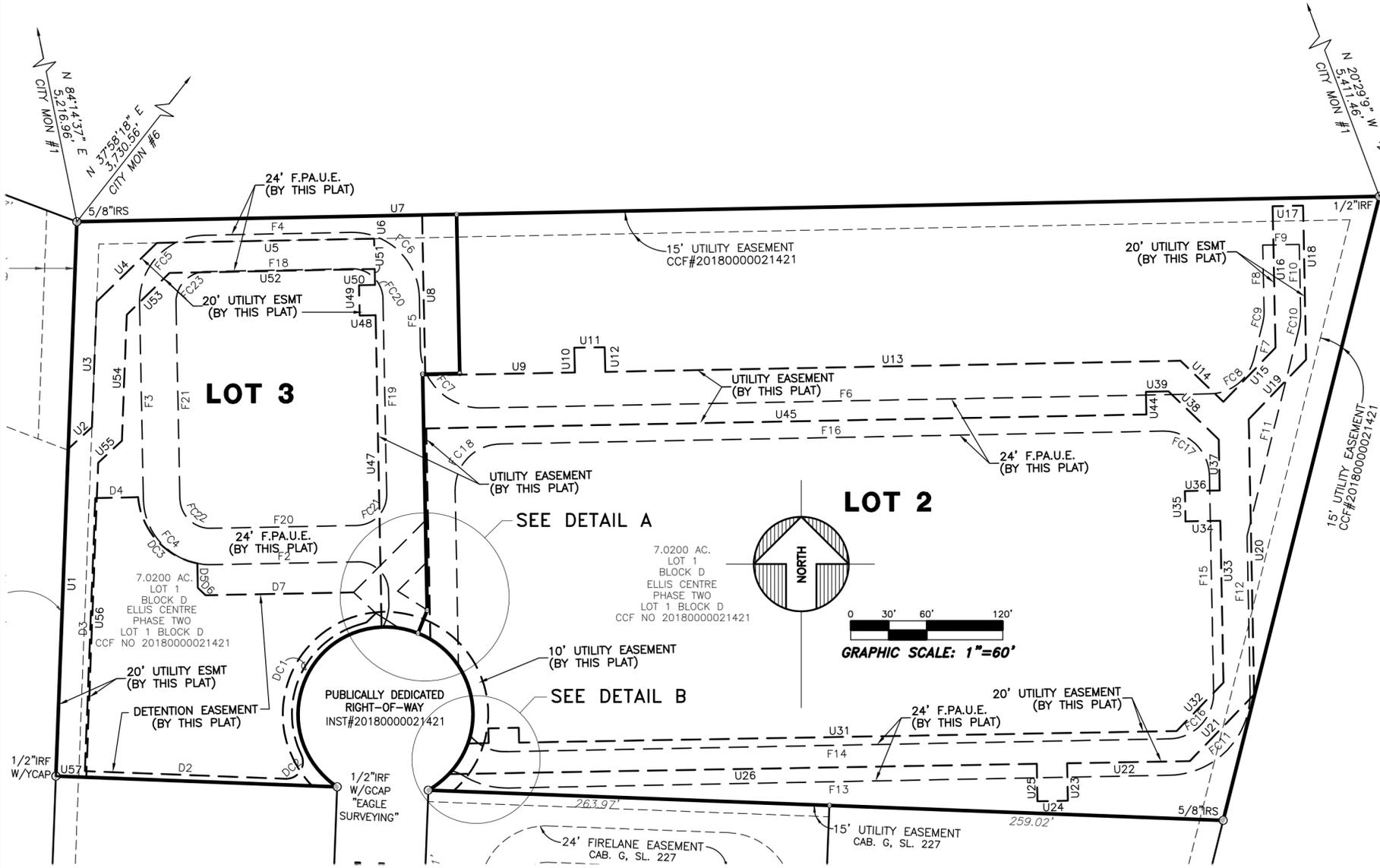
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'



BLUE SKY
SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

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 LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, 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 ELLIS CENTRE PHASE TWO ADDITION 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;

(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; OR

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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.

NOTE: 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 THEREOF 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____



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: May 4, 2020
APPLICANT: Matthew Gardner; *Halff Associates*
CASE NUMBER: P2020-018; *Lots 2 & 3, Block, Ellis Centre, Phase Two Addition*

SUMMARY

Consider a request by Matthew Gardner of Halff Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition being a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 7.02-acre tract of land for purpose of subdividing the property into two (2) lots (*i.e. Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition*), and to establish the necessary easements [*i.e. 24-foot firelane, detention, drainage, and utility easements*] for the construction of a multi-tenant industrial facility consisting of three (3) separate buildings that will be ~87,600 SF in total area (*i.e. 50,400 SF, 25,200 SF, & 12,000 SF*).
- The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. The subject property was zoned -- *along with the remainder of the 23.888-acre tract of land that made up Phases 1 & 2 of the Ellis Center Addition* -- from an Agricultural (AG) District and Commercial (C) District to a Light Industrial (LI) District on December 5, 1983 by *Ordinance No. 83-61 (PZ1983-035-01)*. The subject property was then platted as part of Lot 2 and all of Lots 4 & 5 of the Ellis Center, Phase 2 Addition on February 15, 1985 as part of *Case No. PZ1984-014-01*. The subject property was later assembled into its current configuration (*i.e. Lot 1, Block D, Ellis Center, Phase 2 Addition*) by *Case No. P2018-015*. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-040*] for the purpose of constructing a ~87,600 SF multi-tenant industrial facility for the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 2 & 3, Block D, Ellis Centre, Phase Two 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 plat; and,

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

PLANNING AND ZONING COMMISSION

On April 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 7-0.



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address End of Alpha

Subdivision Ellis Centre Phase Two

Lot

1

Block

D

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current] 1

Lots [Proposed] 2

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 Rockwall Urban Industrial, LP

Applicant Halff Associates

Contact Person Reid Caldwell

Contact Person Matthew Gardner

Address 13150 Coit Rd

Address 1201 Bowser Road

City, State & Zip Dallas, TX 75240

City, State & Zip Richardson, TX 75081

Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@halff.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Reid Caldwell [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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 20 20. 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."

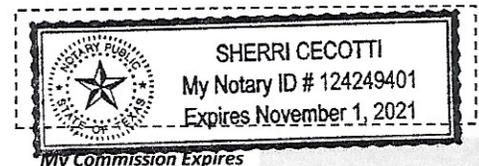
Given under my hand and seal of office on this the 16 day of April, 20 20.

Owner's Signature

Reid Caldwell

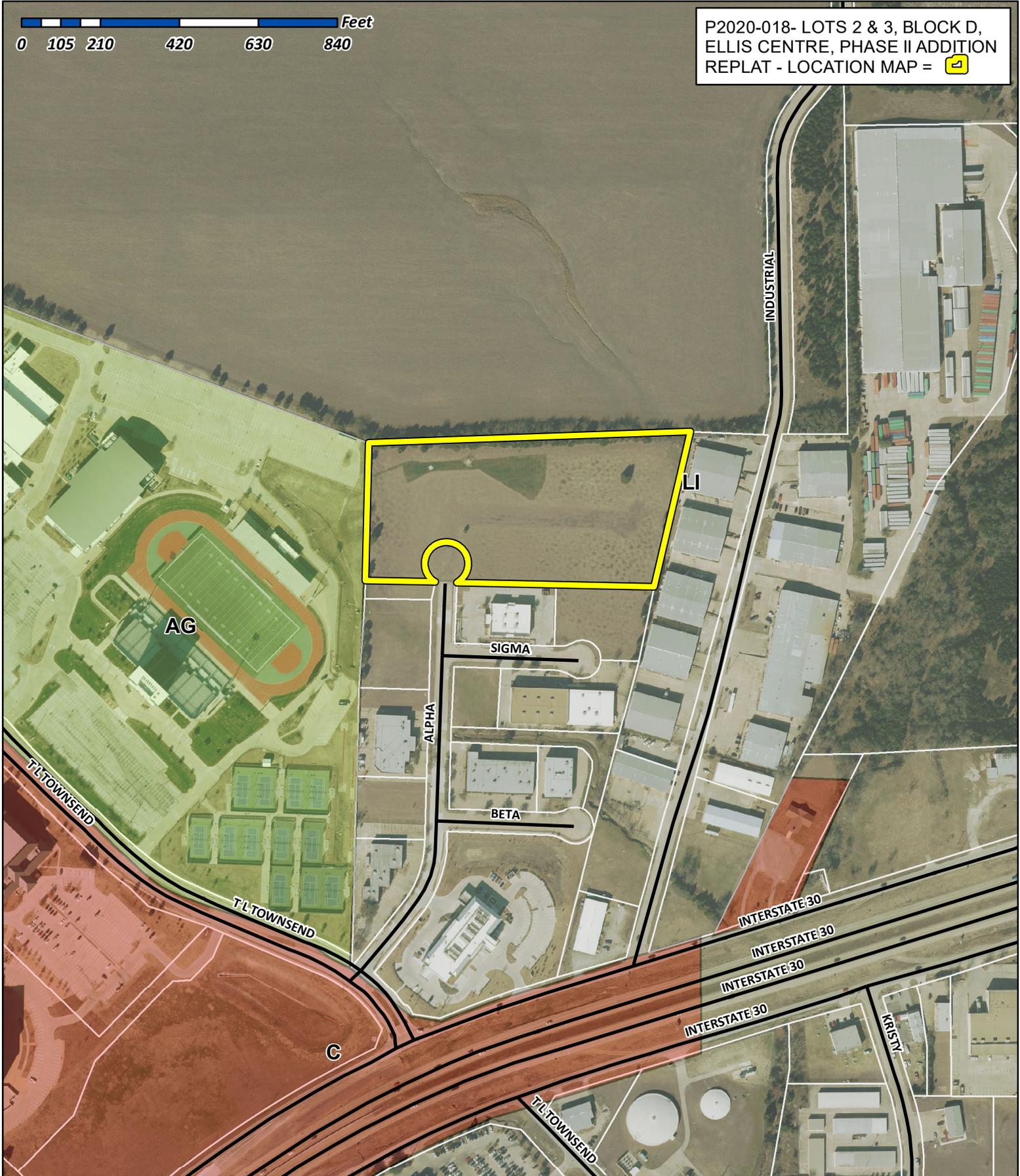
Notary Public in and for the State of Texas

Sherrri Cecotti





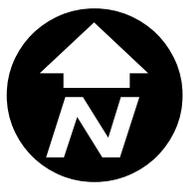
P2020-018- LOTS 2 & 3, BLOCK D,
ELLIS CENTRE, PHASE II ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

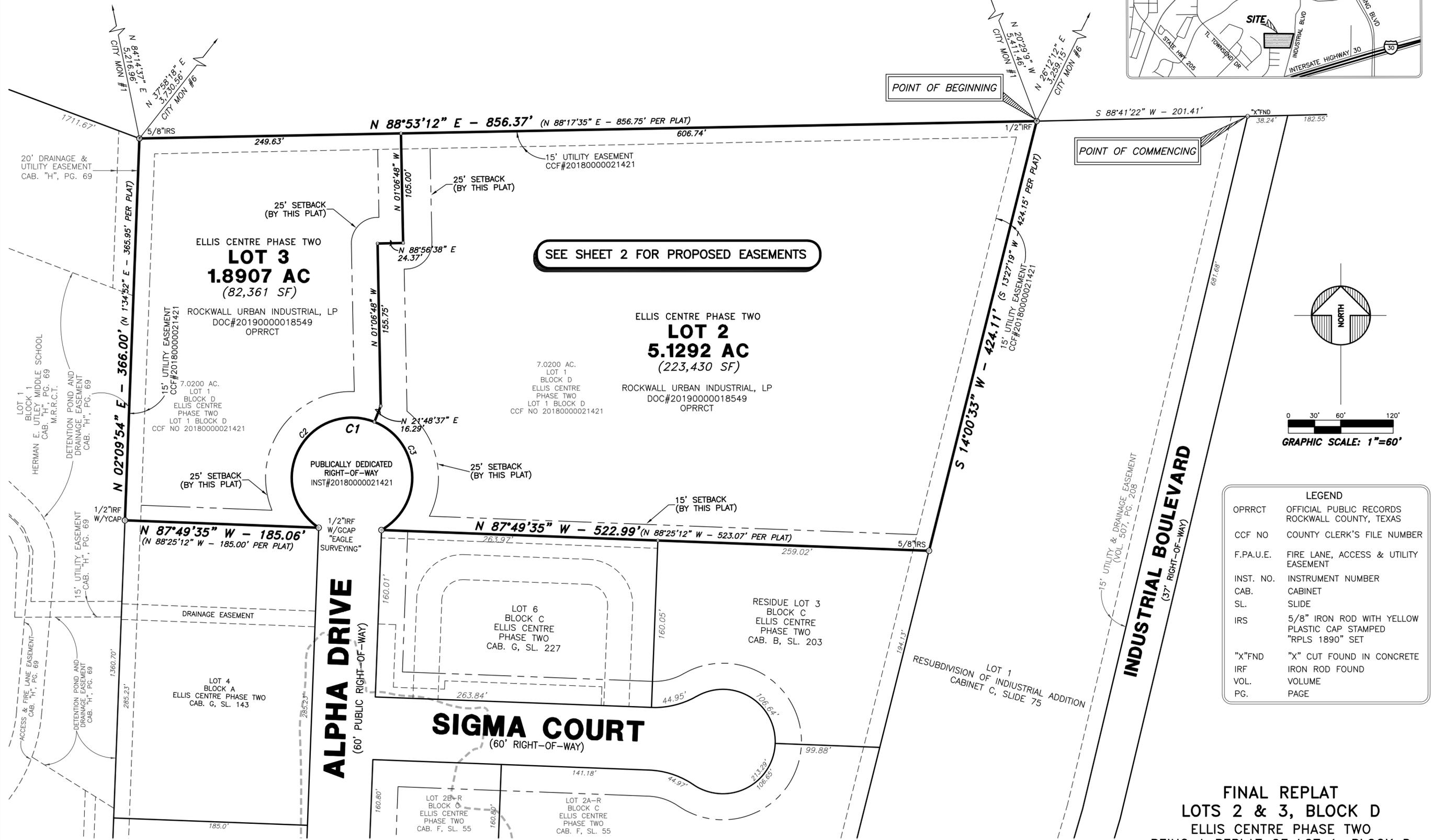
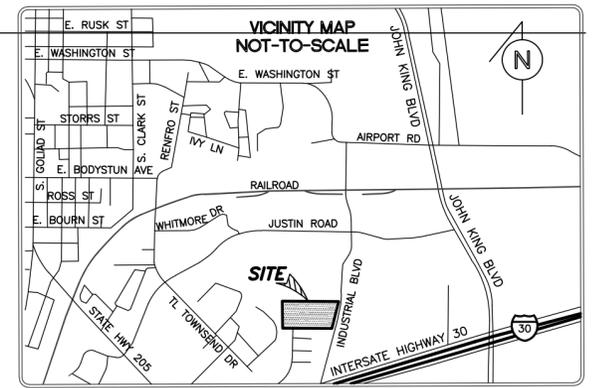
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



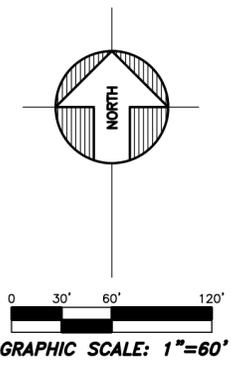
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C1	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C1	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



SEE SHEET 2 FOR PROPOSED EASEMENTS



LEGEND

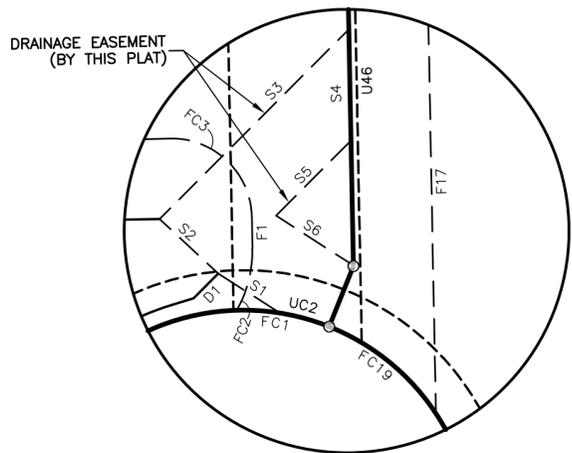
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

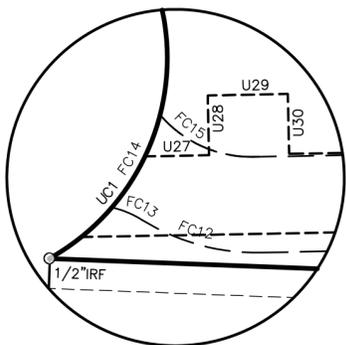
OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

BLUE SKY
SURVEYING & MAPPING

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC13	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

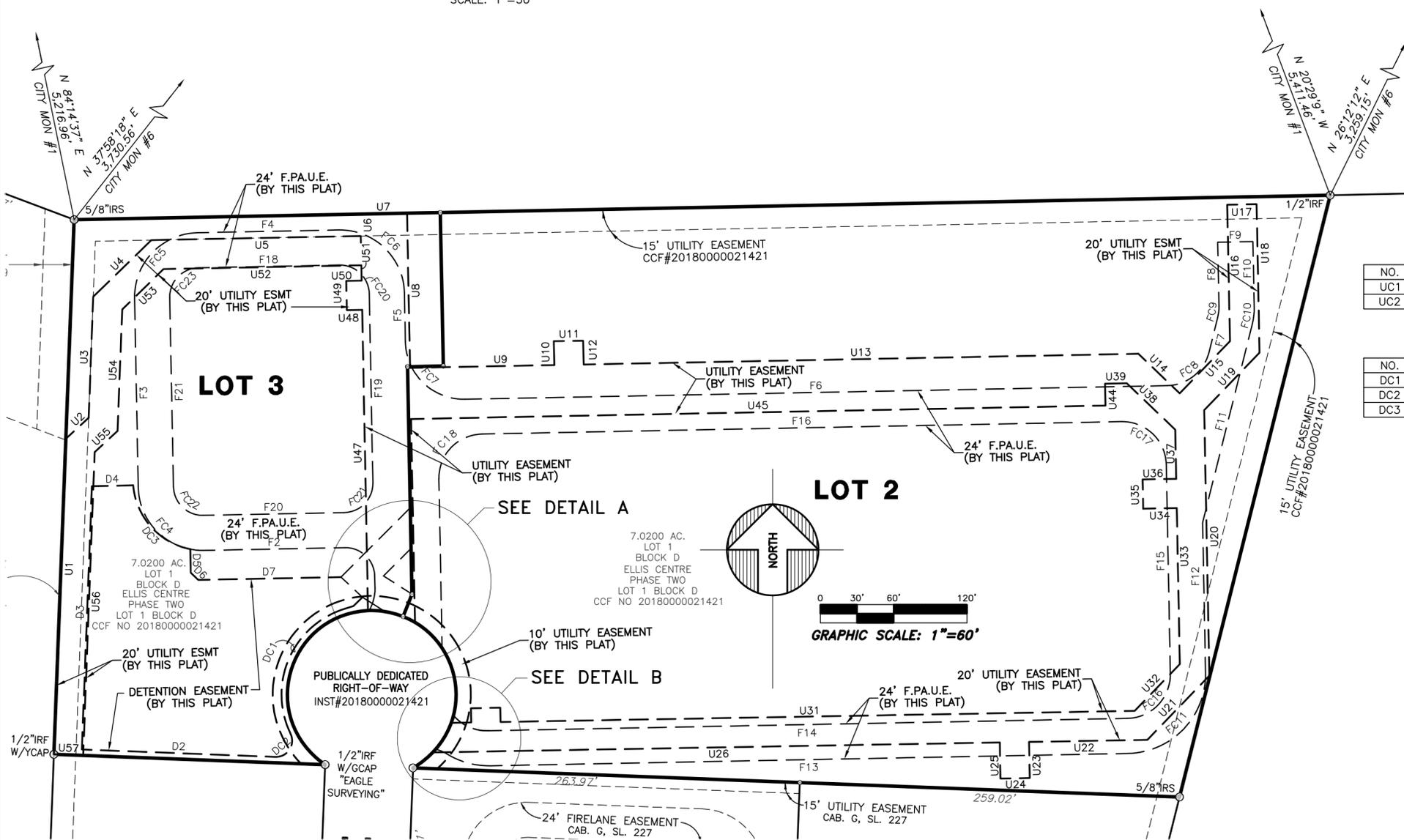
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'



BLUE SKY
SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

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 LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, 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 ELLIS CENTRE PHASE TWO ADDITION 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;

(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; OR

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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.

NOTE: 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 _____, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____



May 8, 2020

TO: Halff Associates
Matthew Gardner
1201 Bowser Road
Richardson, TX 75081

CC: Rockwall Urban Industrial, LP
Reid Caldwell
13150 Coit Road
Dallas, TX 75240

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-018; Lots 2 & 3, Block, Ellis Centre, Phase Two Addition

Matthew Gardner:

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 May 4, 2020. 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;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 7-0.

City Council

On May 4, 2020, the City Council made a motion to approve the replat with staff conditions. The motion was approved by a vote of 6-0, with one (1) vacancy.

Plat Filing Instructions

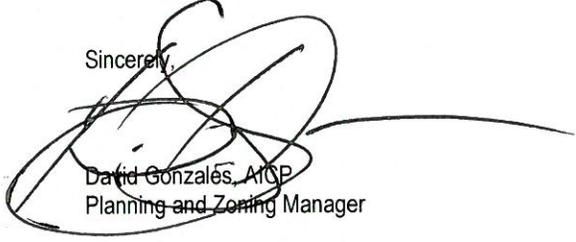
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the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

- (1) A minimum of one (1) set 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 \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*. [estimate only, with one (1) tax certificate. Verify the number of properties and include an additional \$4.00 for each tax 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*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

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 miss 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 a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to be "David González", written over the typed name and title. The signature is stylized and includes a long horizontal flourish extending to the right.

David González, AICP
Planning and Zoning Manager