



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Fit Sport Life Blvd.**

SUBDIVISION **Structured REA-Rockwall Land, LLC**

Inst. No. **2021000001622**

GENERAL LOCATION **Southeast corner of I-30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C**

PROPOSED USE **Vacant/Commercial**

ACREAGE **23.680 acres**

LOTS [CURRENT] **2**

LOTS [PROPOSED] **3**

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 **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **2201 E. Lamar Blvd, Ste 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Conor Keilty [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 \$ 773.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF April, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL, TEXAS (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 11th DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Mapcheck 6: GrossBoundary Description-19144.02

Closure Summary

Precision, 1 part in: 286396.3121'

Error distance: 0.0183'

Error direction: N10° 30' 36"W

Area: 1031488 Sq. Ft.

Square area: 1031487.620

Perimeter: 5228.3200'

Point of Beginning

Easting: 2607333.9853'

Northing: 7023692.3353'

Side 1: Line

Direction: N72° 51' 57"E

Angle: [-107° 08' 03.00"]

Deflection angle: [072° 51' 57.00"]

Distance: 299.0400'

Easting: 2607619.7531'

Northing: 7023780.4355'

Side 2: Line

Direction: N67° 03' 28"E

Angle: [174° 11' 31.00"]

Deflection angle: [-005° 48' 29.00"]

Distance: 118.0100'

Easting: 2607728.4283'

Northing: 7023826.4362'

Side 3: Line

Direction: N72° 46' 09"E

Angle: [-174° 17' 19.00"]

Deflection angle: [005° 42' 41.00"]

Distance: 943.3700'

Easting: 2608629.4590'

Northing: 7024105.8832'

Side 4: Line

Direction: S01° 36' 16"E

Angle: [-074° 22' 25.00"]

Deflection angle: [105° 37' 35.00"]

Distance: 329.0800'

Easting: 2608638.6730'

Northing: 7023776.9322'

Side 5: Line

Direction: N76° 34' 05"E

Angle: [078° 10' 21.00"]

Deflection angle: [-101° 49' 39.00"]

Distance: 540.7000'

Easting: 2609164.5830'

Northing: 7023902.5315'

Side 6: Line

Direction: S01° 41' 51"E

Angle: [-078° 15' 56.00"]

Deflection angle: [101° 44' 04.00"]

Distance: 345.1600'

Easting: 2609174.8075'

Northing: 7023557.5230'

Side 7: Line

Direction: S71° 45' 12"W

Angle: [-106° 32' 57.00"]

Deflection angle: [073° 27' 03.00"]
Distance: 505.0800'
Easting: 2608695.1243'
Northing: 7023399.3781'

Side 8: Curve

Curve direction: Counter-clockwise
Radius: [830.0113']
Arc length: 255.2900'
Delta angle: 017° 37' 23.00"
Tangent: [128.6635']
Chord direction: S89° 49' 15"W
Chord angle: [-161° 55' 57.00"]
Deflection angle: [018° 04' 03.00"]
Chord distance: 254.2900'
Easting: 2608440.8355'
Northing: 7023398.5830'

Side 9: Line

Direction: S81° 00' 34"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 59.8700'
Easting: 2608381.7011'
Northing: 7023389.2270'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [60.0014']
Arc length: 94.2300'
Delta angle: 089° 58' 48.00"

Tangent: [59.9805']
Chord direction: N55° 36' 06"W
Chord angle: [-136° 36' 40.00"]
Deflection angle: [043° 23' 20.00"]
Chord distance: 84.8400'
Easting: 2608311.6971'
Northing: 7023437.1567'

Side 11: Line

Direction: S08° 57' 11"E
Angle: [091° 38' 19.00"]
Deflection angle: [-088° 21' 41.00"]
Distance: 38.2900'
Easting: 2608317.6559'
Northing: 7023399.3333'

Side 12: Curve

Curve direction: Clockwise
Radius: [19.9965']
Arc length: 31.4000'
Delta angle: 089° 57' 45.00"
Tangent: [19.9834']
Chord direction: S36° 01' 41"W
Chord angle: [-135° 01' 08.00"]
Deflection angle: [044° 58' 52.00"]
Chord distance: 28.2700'
Easting: 2608301.0281'
Northing: 7023376.4705'

Side 13: Line

Direction: S81° 00' 34"W

Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 242.2300'
Easting: 2608061.7741'
Northing: 7023338.6168'

Side 14: Curve

Curve direction: Counter-clockwise
Radius: [529.9967']
Arc length: 169.8200'
Delta angle: 018° 21' 29.00"
Tangent: [85.6417']
Chord direction: S71° 49' 49"W
Chord angle: [170° 49' 15.00"]
Deflection angle: [-009° 10' 45.00"]
Chord distance: 169.0900'
Easting: 2607901.1154'
Northing: 7023285.8890'

Side 15: Line

Direction: S62° 39' 05"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 360.3600'
Easting: 2607581.0336'
Northing: 7023120.3384'

Side 16: Curve

Curve direction: Clockwise
Radius: [470.0040']
Arc length: 161.1700'

Delta angle: 019° 38' 50.00"
Tangent: [81.3833']
Chord direction: S72° 28' 30"W
Chord angle: [-170° 10' 35.00"]
Deflection angle: [009° 49' 25.00"]
Chord distance: 160.3800'
Easting: 2607428.0976'
Northing: 7023072.0445'

Side 17: Curve

Curve direction: Clockwise
Radius: [42.4966']
Arc length: 25.4600'
Delta angle: 034° 19' 30.00"
Tangent: [13.1244']
Chord direction: N80° 32' 20"W
Chord angle: [-162° 50' 15.00"]
Deflection angle: [017° 09' 45.00"]
Chord distance: 25.0800'
Easting: 2607403.3587'
Northing: 7023076.1671'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [42.5080']
Arc length: 21.3800'
Delta angle: 028° 49' 27.00"
Tangent: [10.9238']
Chord direction: N77° 47' 18"W
Chord angle: [165° 35' 17.00"]

Deflection angle: [-014° 24' 43.00"]

Chord distance: 21.1600'

Easting: 2607382.6775'

Northing: 7023080.6429'

Side 19: Curve

Curve direction: Clockwise

Radius: [457.5731']

Arc length: 15.5900'

Delta angle: 001° 57' 08.00"

Tangent: [7.7961']

Chord direction: S88° 46' 32"W

Chord angle: [-179° 01' 26.50"]

Deflection angle: [000° 58' 33.50"]

Chord distance: 15.5900'

Easting: 2607367.0911'

Northing: 7023080.3098'

Side 20: Line

Direction: S89° 45' 06"W

Angle: [180° 00' 00.00"]

Deflection angle: [-000° 00' 00.00"]

Distance: 45.4600'

Easting: 2607321.6315'

Northing: 7023080.1127'

Side 21: Line

Direction: N45° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 42.4300'

Easting: 2607291.4992'

Northing: 7023109.9850'

Side 22: Line

Direction: N00° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 90.7600'

Easting: 2607291.1058'

Northing: 7023200.7441'

Side 23: Line

Direction: N01° 59' 44"E

Angle: [-177° 45' 22.00"]

Deflection angle: [002° 14' 38.00"]

Distance: 93.5700'

Easting: 2607294.3641'

Northing: 7023294.2574'

Side 24: Line

Direction: N00° 36' 28"W

Angle: [177° 23' 48.00"]

Deflection angle: [-002° 36' 12.00"]

Distance: 69.6700'

Easting: 2607293.6251'

Northing: 7023363.9234'

Side 25: Line

Direction: N07° 00' 19"E

Angle: [-172° 23' 13.00"]

Deflection angle: [007° 36' 47.00"]

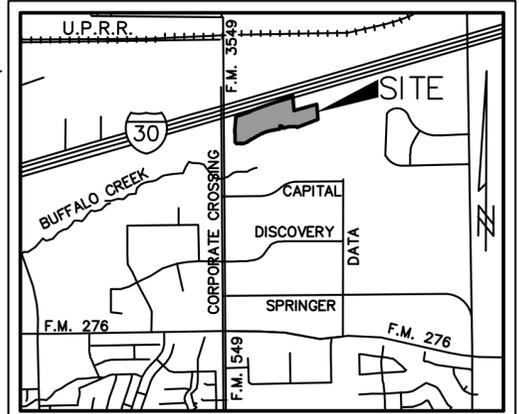
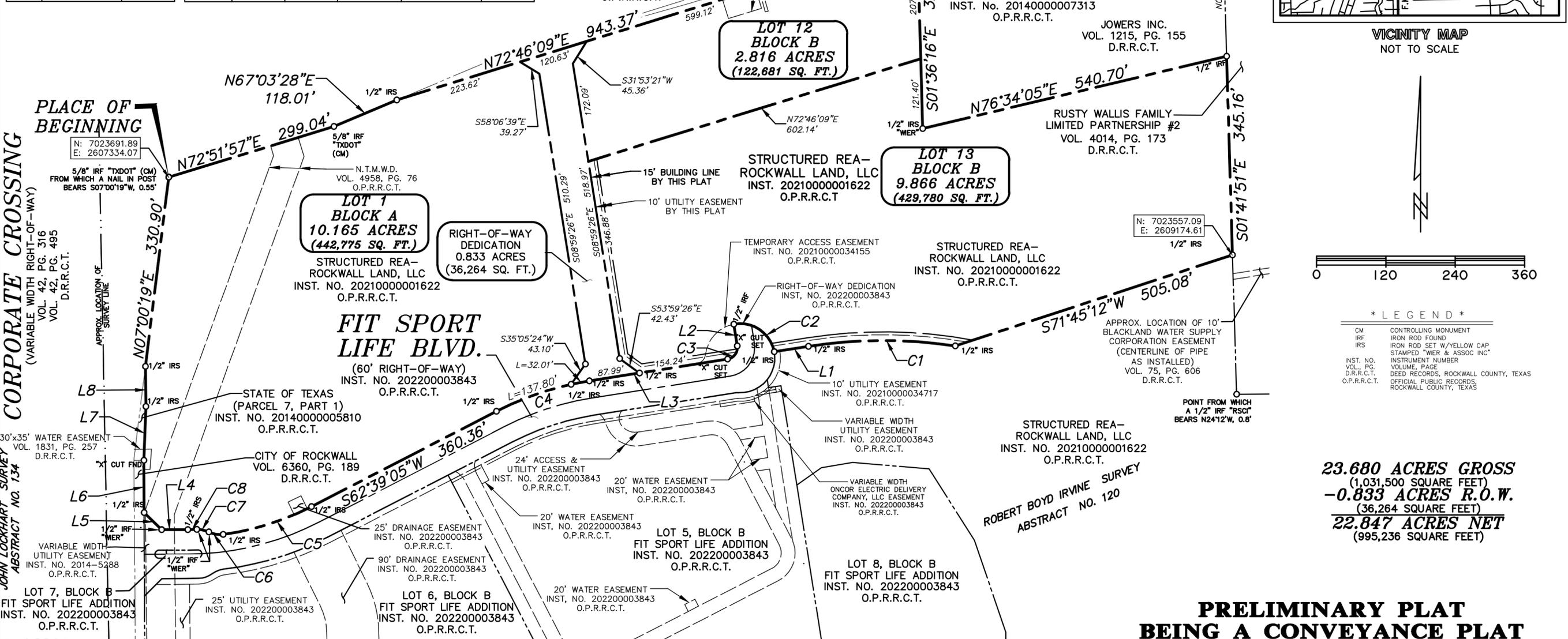
Distance: 330.9000'

Easting: 2607333.9819'

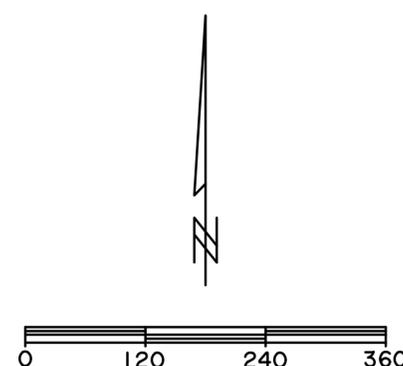
Northing: 7023692.3533'

LINE TABLE		
LINE	BEARING	DIST
L1	S81°00'34"W	59.87'
L2	S08°57'11"E	38.29'
L3	S81°00'34"W	242.23'
L4	S89°45'06"W	45.46'
L5	N45°14'54"W	42.43'
L6	N00°14'54"W	90.76'
L7	N01°59'44"E	93.57'
L8	N00°36'28"W	69.67'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'	
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'	
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'	
C4	169.82'	530.00'	18°21'29"	S71°49'49"W	169.09'	
C5	161.17'	470.00'	19°38'50"	S72°28'30"W	160.38'	
C6	25.46'	42.50'	34°19'30"	N80°32'20"W	25.08'	
C7	21.38'	42.50'	28°49'27"	N77°47'18"W	21.16'	
C8	15.59'	457.50'	1°57'08"	S88°46'32"W	15.59'	



VICINITY MAP
NOT TO SCALE



* LEGEND *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

23.680 ACRES GROSS
(1,031,500 SQUARE FEET)
-0.833 ACRES R.O.W.
(36,264 SQUARE FEET)
22.847 ACRES NET
(995,236 SQUARE FEET)

**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

- * NOTES *
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
 - THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
 - 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.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 - ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900
DATE: 4/19/2024
W.A. No. 19114.02

PRINTED: 4/19/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 4/19/2024 8:47 AM SAVED BY: CRISTIANY FILE: CONV-PLAT-LOTS-1,12&13-191144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING THE NORTHWEST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A NAIL IN A WOOD POST BEARS S 07°00'19" W, 0.55 FEET;

THENCE ALONG THE MOST NORTHERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AS FOLLOWS:

- 1) N 72°51'57" E, A DISTANCE OF 299.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) N 67°03'28" E, A DISTANCE OF 118.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 72°46'09" E, A DISTANCE OF 943.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 329.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 540.70 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS LIMITED PARTNERSHIP #2, RECORDED N VOLUME 4014, PAGE 173, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOWERS TRACT AND A NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND AN EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 345.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 71°45'12" W, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF S 89°49'15" W, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 81°00'34" W, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 65' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 94.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 89°58'48", AND A CHORD BEARING OF N 55°36'06" W, 84.84 FEET TO A 1/2" IRON ROD FOUND;
- 2) S 08°57'11" E, A DISTANCE OF 38.29 FEET TO AN "X" CUT SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF S 36°01'41" W, 28.27 FEET TO AN "X" CUT SET;

4) S 81°00'34" W, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

5) SOUTHWESTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF S 71°49'49" W, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

6) S 62°39'05" W, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

7) SOUTHWESTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF S 72°28'30" W, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

8) NORTHWESTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF N 80°32'20" W, 25.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9) NORTHWESTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF N 77°47'18" W, 21.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

10) WESTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF S 88°46'32" W, 15.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

11) S 89°45'06" W, A DISTANCE OF 45.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

12) N 45°14'54" W, A DISTANCE OF 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°14'54" W, A DISTANCE OF 90.76 FEET TO AN "X" CUT FOUND;
- 2) N 01°59'44" E, A DISTANCE OF 93.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 00°36'28" W, A DISTANCE OF 69.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) N 07°00'19" E, A DISTANCE OF 330.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.680 ACRES (1,031,500 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND 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

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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
APRIL 9, 2024

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON STRINGFELLOW, RPLS. NO. 6373 ON APRIL 19, 2024. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

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 _____, 2024.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
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Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 4/19/2024 8:47 AM STB FILE: WIER-SURVEY-STB LAST SAVED: 4/19/2024 8:47 AM FILE: CONV-PLAT-LOTS-1,12&13-191144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Fit Sport Life Blvd.**

SUBDIVISION **Structured REA-Rockwall Land, LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **Southeast corner of I-30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C**

PROPOSED USE **Vacant/Commercial**

ACREAGE **23.680 acres**

LOTS [CURRENT] **2**

LOTS [PROPOSED] **3**

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 **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **2201 E. Lamar Blvd, Ste 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

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

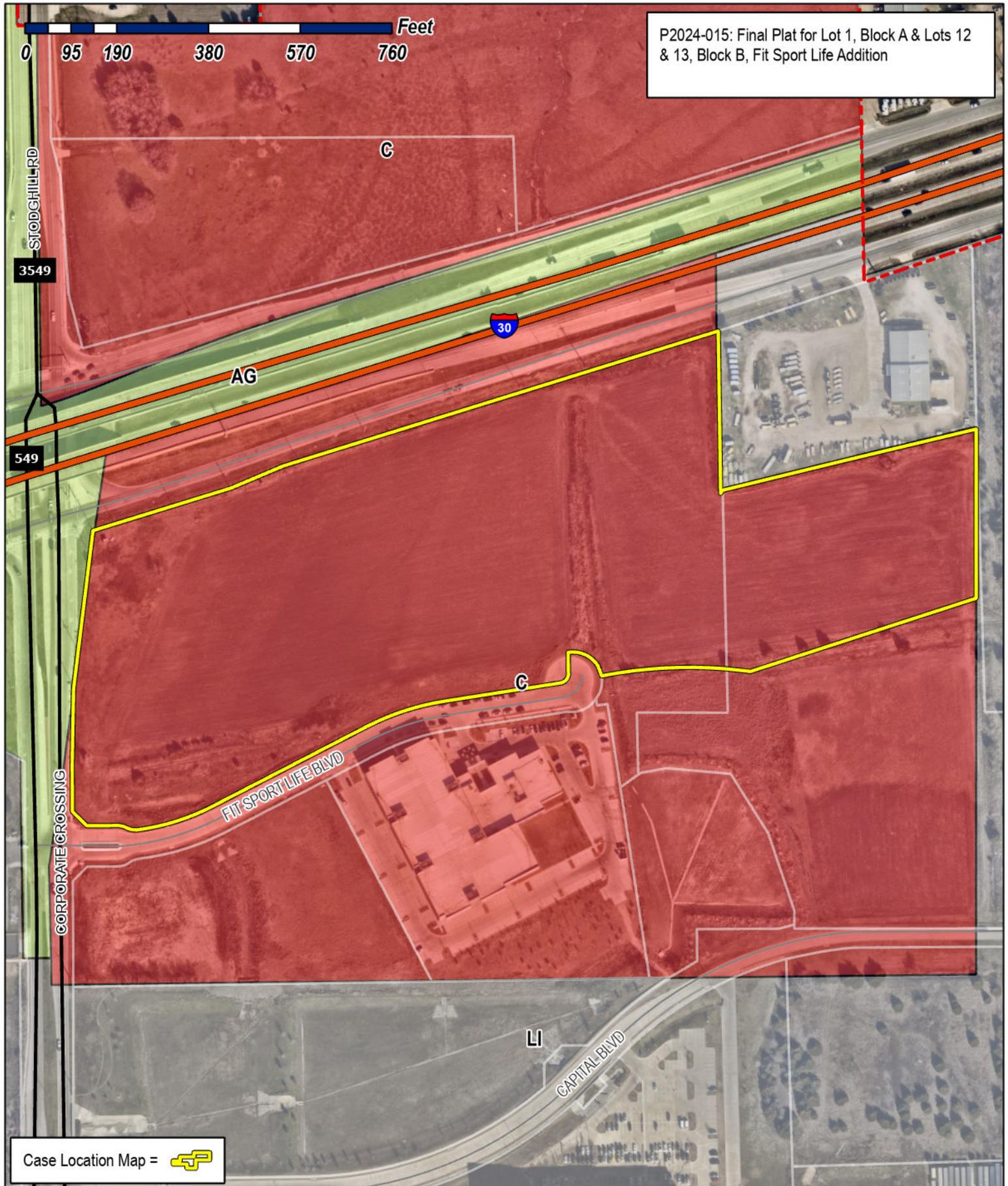
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 773.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF April, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL, TEXAS (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 11th DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-015: Final Plat for Lot 1, Block A & Lots 12 & 13, Block B, Fit Sport Life Addition

Case Location Map = 



City of Rockwall

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

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



Mapcheck 6: GrossBoundary Description-19144.02

Closure Summary

Precision, 1 part in: 286396.3121'

Error distance: 0.0183'

Error direction: N10° 30' 36"W

Area: 1031488 Sq. Ft.

Square area: 1031487.620

Perimeter: 5228.3200'

Point of Beginning

Easting: 2607333.9853'

Northing: 7023692.3353'

Side 1: Line

Direction: N72° 51' 57"E

Angle: [-107° 08' 03.00"]

Deflection angle: [072° 51' 57.00"]

Distance: 299.0400'

Easting: 2607619.7531'

Northing: 7023780.4355'

Side 2: Line

Direction: N67° 03' 28"E

Angle: [174° 11' 31.00"]

Deflection angle: [-005° 48' 29.00"]

Distance: 118.0100'

Easting: 2607728.4283'

Northing: 7023826.4362'

Side 3: Line

Direction: N72° 46' 09"E

Angle: [-174° 17' 19.00"]

Deflection angle: [005° 42' 41.00"]

Distance: 943.3700'

Easting: 2608629.4590'

Northing: 7024105.8832'

Side 4: Line

Direction: S01° 36' 16"E

Angle: [-074° 22' 25.00"]

Deflection angle: [105° 37' 35.00"]

Distance: 329.0800'

Easting: 2608638.6730'

Northing: 7023776.9322'

Side 5: Line

Direction: N76° 34' 05"E

Angle: [078° 10' 21.00"]

Deflection angle: [-101° 49' 39.00"]

Distance: 540.7000'

Easting: 2609164.5830'

Northing: 7023902.5315'

Side 6: Line

Direction: S01° 41' 51"E

Angle: [-078° 15' 56.00"]

Deflection angle: [101° 44' 04.00"]

Distance: 345.1600'

Easting: 2609174.8075'

Northing: 7023557.5230'

Side 7: Line

Direction: S71° 45' 12"W

Angle: [-106° 32' 57.00"]

Deflection angle: [073° 27' 03.00"]
Distance: 505.0800'
Easting: 2608695.1243'
Northing: 7023399.3781'

Side 8: Curve

Curve direction: Counter-clockwise
Radius: [830.0113']
Arc length: 255.2900'
Delta angle: 017° 37' 23.00"
Tangent: [128.6635']
Chord direction: S89° 49' 15"W
Chord angle: [-161° 55' 57.00"]
Deflection angle: [018° 04' 03.00"]
Chord distance: 254.2900'
Easting: 2608440.8355'
Northing: 7023398.5830'

Side 9: Line

Direction: S81° 00' 34"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 59.8700'
Easting: 2608381.7011'
Northing: 7023389.2270'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [60.0014']
Arc length: 94.2300'
Delta angle: 089° 58' 48.00"

Tangent: [59.9805']
Chord direction: N55° 36' 06"W
Chord angle: [-136° 36' 40.00"]
Deflection angle: [043° 23' 20.00"]
Chord distance: 84.8400'
Easting: 2608311.6971'
Northing: 7023437.1567'

Side 11: Line

Direction: S08° 57' 11"E
Angle: [091° 38' 19.00"]
Deflection angle: [-088° 21' 41.00"]
Distance: 38.2900'
Easting: 2608317.6559'
Northing: 7023399.3333'

Side 12: Curve

Curve direction: Clockwise
Radius: [19.9965']
Arc length: 31.4000'
Delta angle: 089° 57' 45.00"
Tangent: [19.9834']
Chord direction: S36° 01' 41"W
Chord angle: [-135° 01' 08.00"]
Deflection angle: [044° 58' 52.00"]
Chord distance: 28.2700'
Easting: 2608301.0281'
Northing: 7023376.4705'

Side 13: Line

Direction: S81° 00' 34"W

Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 242.2300'
Easting: 2608061.7741'
Northing: 7023338.6168'

Side 14: Curve

Curve direction: Counter-clockwise
Radius: [529.9967']
Arc length: 169.8200'
Delta angle: 018° 21' 29.00"
Tangent: [85.6417']
Chord direction: S71° 49' 49"W
Chord angle: [170° 49' 15.00"]
Deflection angle: [-009° 10' 45.00"]
Chord distance: 169.0900'
Easting: 2607901.1154'
Northing: 7023285.8890'

Side 15: Line

Direction: S62° 39' 05"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 360.3600'
Easting: 2607581.0336'
Northing: 7023120.3384'

Side 16: Curve

Curve direction: Clockwise
Radius: [470.0040']
Arc length: 161.1700'

Delta angle: 019° 38' 50.00"
Tangent: [81.3833']
Chord direction: S72° 28' 30"W
Chord angle: [-170° 10' 35.00"]
Deflection angle: [009° 49' 25.00"]
Chord distance: 160.3800'
Easting: 2607428.0976'
Northing: 7023072.0445'

Side 17: Curve

Curve direction: Clockwise
Radius: [42.4966']
Arc length: 25.4600'
Delta angle: 034° 19' 30.00"
Tangent: [13.1244']
Chord direction: N80° 32' 20"W
Chord angle: [-162° 50' 15.00"]
Deflection angle: [017° 09' 45.00"]
Chord distance: 25.0800'
Easting: 2607403.3587'
Northing: 7023076.1671'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [42.5080']
Arc length: 21.3800'
Delta angle: 028° 49' 27.00"
Tangent: [10.9238']
Chord direction: N77° 47' 18"W
Chord angle: [165° 35' 17.00"]

Deflection angle: [-014° 24' 43.00"]

Chord distance: 21.1600'

Easting: 2607382.6775'

Northing: 7023080.6429'

Side 19: Curve

Curve direction: Clockwise

Radius: [457.5731']

Arc length: 15.5900'

Delta angle: 001° 57' 08.00"

Tangent: [7.7961']

Chord direction: S88° 46' 32"W

Chord angle: [-179° 01' 26.50"]

Deflection angle: [000° 58' 33.50"]

Chord distance: 15.5900'

Easting: 2607367.0911'

Northing: 7023080.3098'

Side 20: Line

Direction: S89° 45' 06"W

Angle: [180° 00' 00.00"]

Deflection angle: [-000° 00' 00.00"]

Distance: 45.4600'

Easting: 2607321.6315'

Northing: 7023080.1127'

Side 21: Line

Direction: N45° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 42.4300'

Easting: 2607291.4992'

Northing: 7023109.9850'

Side 22: Line

Direction: N00° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 90.7600'

Easting: 2607291.1058'

Northing: 7023200.7441'

Side 23: Line

Direction: N01° 59' 44"E

Angle: [-177° 45' 22.00"]

Deflection angle: [002° 14' 38.00"]

Distance: 93.5700'

Easting: 2607294.3641'

Northing: 7023294.2574'

Side 24: Line

Direction: N00° 36' 28"W

Angle: [177° 23' 48.00"]

Deflection angle: [-002° 36' 12.00"]

Distance: 69.6700'

Easting: 2607293.6251'

Northing: 7023363.9234'

Side 25: Line

Direction: N07° 00' 19"E

Angle: [-172° 23' 13.00"]

Deflection angle: [007° 36' 47.00"]

Distance: 330.9000'

Easting: 2607333.9819'

Northing: 7023692.3533'

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING THE NORTHWEST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A NAIL IN A WOOD POST BEARS S 07°00'19" W, 0.55 FEET;

THENCE ALONG THE MOST NORTHERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AS FOLLOWS:

- 1) N 72°51'57" E, A DISTANCE OF 299.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) N 67°03'28" E, A DISTANCE OF 118.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 72°46'09" E, A DISTANCE OF 943.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 329.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 540.70 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS LIMITED PARTNERSHIP #2, RECORDED N VOLUME 4014, PAGE 173, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOWERS TRACT AND A NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND AN EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 345.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 71°45'12" W, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF S 89°49'15" W, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 81°00'34" W, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 65' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 94.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 89°58'48", AND A CHORD BEARING OF N 55°36'06" W, 84.84 FEET TO A 1/2" IRON ROD FOUND;
- 2) S 08°57'11" E, A DISTANCE OF 38.29 FEET TO AN "X" CUT SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF S 36°01'41" W, 28.27 FEET TO AN "X" CUT SET;

4) S 81°00'34" W, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

5) SOUTHWESTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF S 71°49'49" W, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

6) S 62°39'05" W, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

7) SOUTHWESTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF S 72°28'30" W, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

8) NORTHWESTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF N 80°32'20" W, 25.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9) NORTHWESTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF N 77°47'18" W, 21.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

10) WESTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF S 88°46'32" W, 15.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

11) S 89°45'06" W, A DISTANCE OF 45.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

12) N 45°14'54" W, A DISTANCE OF 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°14'54" W, A DISTANCE OF 90.76 FEET TO AN "X" CUT FOUND;
- 2) N 01°59'44" E, A DISTANCE OF 93.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 00°36'28" W, A DISTANCE OF 69.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) N 07°00'19" E, A DISTANCE OF 330.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.680 ACRES (1,031,500 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND 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

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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
APRIL 9, 2024

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON STRINGFELLOW, RPLS. NO. 6373 ON APRIL 19, 2024. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

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 _____, 2024.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
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Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 4/19/2024 8:47 AM STB FILE: WIER-SURVEY-STB LAST SAVED: 4/19/2024 8:47 AM FILE: CONV-PLAT-LOTS-1,12&13-191144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



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 30, 2024
APPLICANT: Renee Ward; *Weir & Associates, Inc.*
CASE NUMBER: P2024-015; *Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition*

SUMMARY

Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition being a 23.680-acre tract of land identified as a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and FM-549, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 23.680-acre tract of land (*i.e. a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120*) for the purpose of establishing three (3) lots (*i.e. Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition*) on the subject property. The purpose of this plat is to subdivide the subject property to facilitate the future conveyance of land.
- Background. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 (Case No. A1997-001)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the historic zoning maps the subject property was rezoned to Commercial (C) District at some point between the time of annexation and April 5, 2005. On December 6, 2021, the City Council approved a preliminary plat (*Case No. P2021-020*) for the subject property. On the proposed Lot 13, Block B, the City Council has approved two (2) Specific Use Permits (SUP) (*Case No. Z2022-041 & Z2023-035*) to allow the construction of the *Golf Driving Range*. In addition, there is a site plan case (*Case No. SP2024-010*) currently in review at this time for the proposed *Golf Driving Range*. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final 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 Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final 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.

PROJECT COMMENTS



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

DATE: 4/24/2024

PROJECT NUMBER: P2024-015
PROJECT NAME: Conveyance Plat for Fit Sport Life Blvd
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition being a 23.680-acre tract of land identified as a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2024	Needs Review

04/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition being a 23.680-acre tract of land identified as a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and FM-549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-015) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Being a Conveyance Plat
Lot 1, Block A;
Lots 12 & 13, Block B
Fit Sport Life Addition
Being three (3) lots
23.680-Acres Or 1,031,500.80 SF
Situated within the
R. B. Irving Survey, Abstract No. 120
City of Rockwall, Rockwall County, Texas

M.5 Please remove the building setbacks. These will be established at the time of site plan. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please indicate the adjacent street names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please indicate the right-of-way (ROW) widths for the adjacent streets. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please update the Owner's Certificate, General Notes, and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1) & Section 38-7(1)(C)(5)(C)(2)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please remove the preliminary language from the surveyor's signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please update the signature block, in conformance with Section 38-7(1)(C)(4) of the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: April 30, 2024

City Council Meeting: May 6, 2024

I.13 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

- 04/23/2024: 1. Dedicate as ROW. This access easement will need to be permanent because this turn around area will need to stay in place.
2. Utility easements and building lines must be along all frontages.
3. Call out width.
4. Additional ROW may be required to be dedicated for a deceleration lane.
5. Call out parcel information, such as abstract.
6. "and easements".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/24/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

PARKS

Travis Sales

04/22/2024

Approved

No Comments

LINE TABLE		
LINE	BEARING	DIST
L1	S81°00'34"W	59.87'
L2	S08°57'11"E	38.29'
L3	S81°00'34"W	242.23'
L4	S89°45'06"W	45.46'
L5	N45°14'54"W	42.43'
L6	N00°14'54"W	90.76'
L7	N01°59'44"E	93.57'
L8	N00°36'28"W	69.67'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'	
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'	
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'	
C4	169.82'	530.00'	18°21'29"	S71°49'49"W	169.09'	
C5	161.17'	470.00'	19°38'50"	S72°28'30"W	160.38'	
C6	25.46'	42.50'	34°19'30"	N80°32'20"W	25.08'	
C7	21.38'	42'		47°18"W	21.16'	
C8	15.59'	45'		46°32"W	15.59'	

Additional ROW may be required to be dedicated for a deceleration lane.

STATE OF TEXAS
TXDOT PARCEL 20
INST. No. 20190000018171
INST. No. 20190000019875
O.P.R.R.C.T.

STATE OF TEXAS
(PARCEL 7, PART 2)
INST. No. 20140000005810
O.P.R.R.C.T.

DRAINAGE EASEMENT
INST. No. 20140000005811
O.P.R.R.C.T.

ONCOR ELECTRIC DELIVERY
CO. EASEMENT
INST. No. 20160000001811
O.P.R.R.C.T.

STATE OF TEXAS
TXDOT PARCEL 21
INST. No. 20190000018076
INST. No. 20190000005672
O.P.R.R.C.T.

STATE OF TEXAS
TXDOT PARCEL 9
INST. No. 20140000007313
O.P.R.R.C.T.

JOWERS INC.
VOL. 1215, PG. 155
D.R.R.C.T.

RUSTY WALLIS FAMILY
LIMITED PARTNERSHIP #2
VOL. 4014, PG. 173
D.R.R.C.T.

**LOT 12
BLOCK B
2.816 ACRES
(122,681 SQ. FT.)**

**LOT 13
BLOCK B
9.866 ACRES
(429,780 SQ. FT.)**

**LOT 1
BLOCK A
10.165 ACRES
(442,775 SQ. FT.)**

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

**FIT SPORT
LIFE BLVD.**
(60' RIGHT-OF-WAY)
INST. NO. 202200003843
O.P.R.R.C.T.

Dedicate as ROW. This access easement will need to be permanent because this turn around area will need to stay in place.

Utility easements and building lines must be along all frontages.

Call out width.

Right-Of-Way Dedication
TEMPORARY ACCESS EASEMENT
INST. NO. 20240000034155
O.P.R.R.C.T.

RIGHT-OF-WAY DEDICATION
INST. NO. 202200003843
O.P.R.R.C.T.

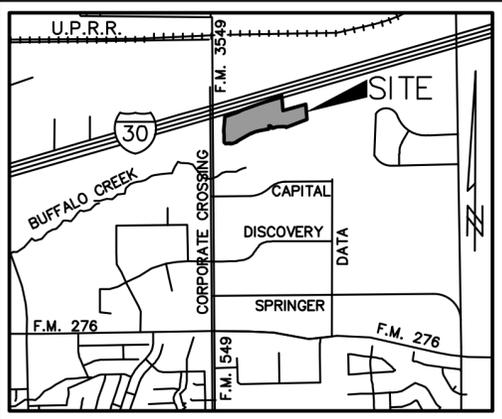
STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

* LEGEND *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"
INST. NO., VOL., PG., D.R.R.C.T., O.P.R.R.C.T.	INSTRUMENT NUMBER, VOLUME, PAGE, DEED RECORDS, ROCKWALL COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



Call out parcel information, such as abstract.



23.680 ACRES GROSS
(1,031,500 SQUARE FEET)
-0.833 ACRES R.O.W.
(36,264 SQUARE FEET)
22.847 ACRES NET
(995,236 SQUARE FEET)

**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER

STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 4/19/2024
W.A. No. 19114.02
SHEET 1 OF 3

- * NOTES *
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
 - THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
 - 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.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 - ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

and easements

JOHN LOCKHART SURVEY
ABSTRACT NO. 134

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 42, PG. 316
VOL. 42, PG. 495
D.R.R.C.T.

30'x35' WATER EASEMENT
VOL. 1831, PG. 257
D.R.R.C.T.

VARIABLE WIDTH
UTILITY EASEMENT
INST. NO. 2014-5288
O.P.R.R.C.T.

LOT 7, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

STATE OF TEXAS
(PARCEL 7, PART 1)
INST. NO. 20140000005810
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 6360, PG. 189
D.R.R.C.T.

25' UTILITY EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

25' DRAINAGE EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

90' DRAINAGE EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

LOT 6, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

24' ACCESS &
UTILITY EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

20' WATER EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

20' WATER EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

20' WATER EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

LOT 5, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

10' UTILITY EASEMENT
INST. NO. 20210000034717
O.P.R.R.C.T.

VARIABLE WIDTH
UTILITY EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

LOT 8, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

POINT FROM WHICH
A 1/2" IRF "RSC" BEARS
N24°12'W, 0.8'

PRINTED: 4/19/2024 STB FILE: WIER-SURVEY-STB LAST SAVED: 4/19/2024 8:47 AM SAVED BY: CRISTIANY FILE: CONV-PLAT-LOTS-1,12&13-19144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Fit Sport Life Blvd.**

SUBDIVISION **Structured REA-Rockwall Land, LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **Southeast corner of I-30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C**

PROPOSED USE **Vacant/Commercial**

ACREAGE **23.680 acres**

LOTS [CURRENT] **2**

LOTS [PROPOSED] **3**

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 **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **2201 E. Lamar Blvd, Ste 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

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

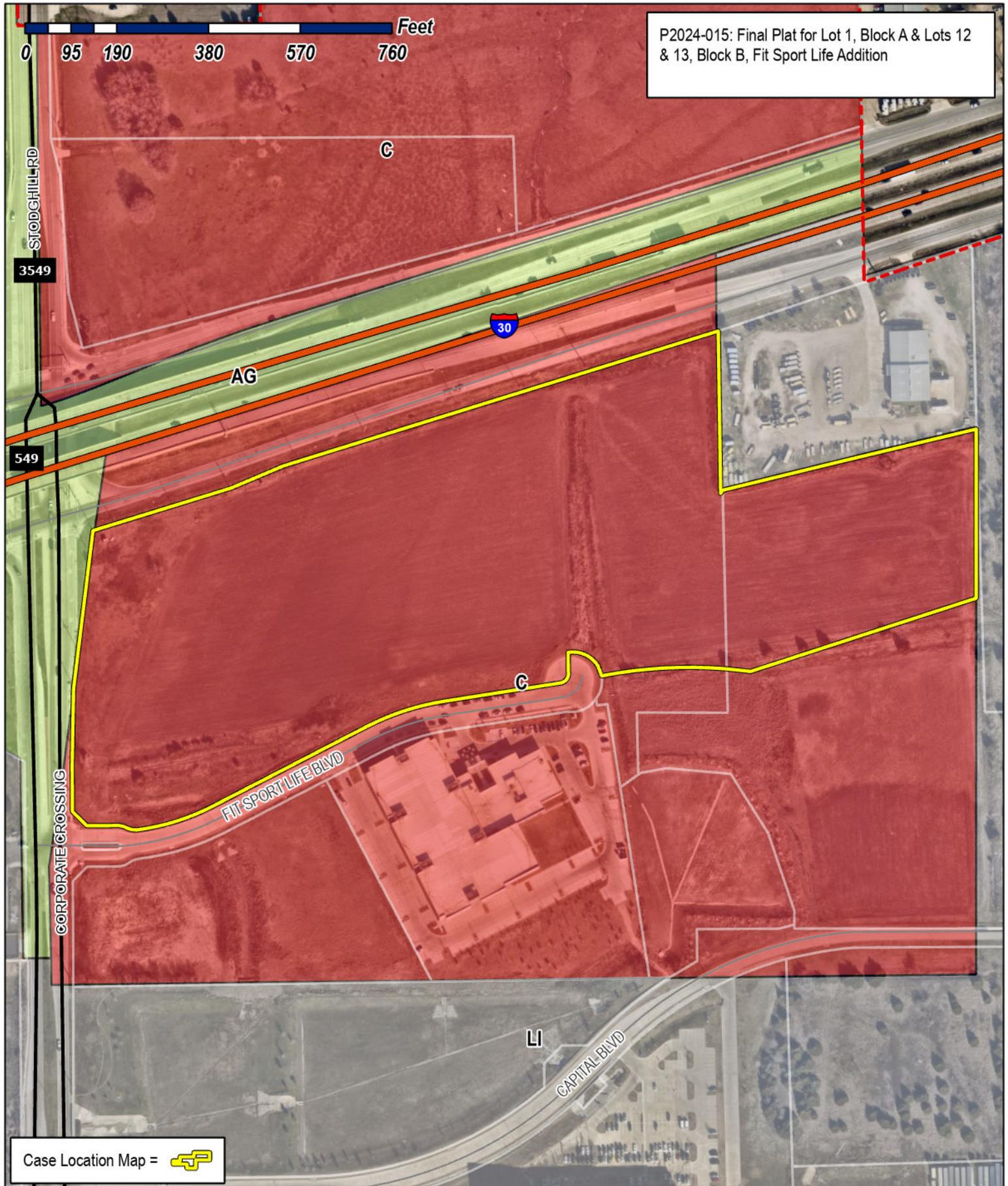
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 773.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF April, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL, TEXAS (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 11th DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-015: Final Plat for Lot 1, Block A & Lots 12 & 13, Block B, Fit Sport Life Addition

Case Location Map = 



City of Rockwall

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

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



Mapcheck 6: GrossBoundary Description-19144.02

Closure Summary

Precision, 1 part in: 286396.3121'

Error distance: 0.0183'

Error direction: N10° 30' 36"W

Area: 1031488 Sq. Ft.

Square area: 1031487.620

Perimeter: 5228.3200'

Point of Beginning

Easting: 2607333.9853'

Northing: 7023692.3353'

Side 1: Line

Direction: N72° 51' 57"E

Angle: [-107° 08' 03.00"]

Deflection angle: [072° 51' 57.00"]

Distance: 299.0400'

Easting: 2607619.7531'

Northing: 7023780.4355'

Side 2: Line

Direction: N67° 03' 28"E

Angle: [174° 11' 31.00"]

Deflection angle: [-005° 48' 29.00"]

Distance: 118.0100'

Easting: 2607728.4283'

Northing: 7023826.4362'

Side 3: Line

Direction: N72° 46' 09"E

Angle: [-174° 17' 19.00"]

Deflection angle: [005° 42' 41.00"]

Distance: 943.3700'

Easting: 2608629.4590'

Northing: 7024105.8832'

Side 4: Line

Direction: S01° 36' 16"E

Angle: [-074° 22' 25.00"]

Deflection angle: [105° 37' 35.00"]

Distance: 329.0800'

Easting: 2608638.6730'

Northing: 7023776.9322'

Side 5: Line

Direction: N76° 34' 05"E

Angle: [078° 10' 21.00"]

Deflection angle: [-101° 49' 39.00"]

Distance: 540.7000'

Easting: 2609164.5830'

Northing: 7023902.5315'

Side 6: Line

Direction: S01° 41' 51"E

Angle: [-078° 15' 56.00"]

Deflection angle: [101° 44' 04.00"]

Distance: 345.1600'

Easting: 2609174.8075'

Northing: 7023557.5230'

Side 7: Line

Direction: S71° 45' 12"W

Angle: [-106° 32' 57.00"]

Deflection angle: [073° 27' 03.00"]
Distance: 505.0800'
Easting: 2608695.1243'
Northing: 7023399.3781'

Side 8: Curve

Curve direction: Counter-clockwise
Radius: [830.0113']
Arc length: 255.2900'
Delta angle: 017° 37' 23.00"
Tangent: [128.6635']
Chord direction: S89° 49' 15"W
Chord angle: [-161° 55' 57.00"]
Deflection angle: [018° 04' 03.00"]
Chord distance: 254.2900'
Easting: 2608440.8355'
Northing: 7023398.5830'

Side 9: Line

Direction: S81° 00' 34"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 59.8700'
Easting: 2608381.7011'
Northing: 7023389.2270'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [60.0014']
Arc length: 94.2300'
Delta angle: 089° 58' 48.00"

Tangent: [59.9805']
Chord direction: N55° 36' 06"W
Chord angle: [-136° 36' 40.00"]
Deflection angle: [043° 23' 20.00"]
Chord distance: 84.8400'
Easting: 2608311.6971'
Northing: 7023437.1567'

Side 11: Line

Direction: S08° 57' 11"E
Angle: [091° 38' 19.00"]
Deflection angle: [-088° 21' 41.00"]
Distance: 38.2900'
Easting: 2608317.6559'
Northing: 7023399.3333'

Side 12: Curve

Curve direction: Clockwise
Radius: [19.9965']
Arc length: 31.4000'
Delta angle: 089° 57' 45.00"
Tangent: [19.9834']
Chord direction: S36° 01' 41"W
Chord angle: [-135° 01' 08.00"]
Deflection angle: [044° 58' 52.00"]
Chord distance: 28.2700'
Easting: 2608301.0281'
Northing: 7023376.4705'

Side 13: Line

Direction: S81° 00' 34"W

Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 242.2300'
Easting: 2608061.7741'
Northing: 7023338.6168'

Side 14: Curve

Curve direction: Counter-clockwise
Radius: [529.9967']
Arc length: 169.8200'
Delta angle: 018° 21' 29.00"
Tangent: [85.6417']
Chord direction: S71° 49' 49"W
Chord angle: [170° 49' 15.00"]
Deflection angle: [-009° 10' 45.00"]
Chord distance: 169.0900'
Easting: 2607901.1154'
Northing: 7023285.8890'

Side 15: Line

Direction: S62° 39' 05"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 360.3600'
Easting: 2607581.0336'
Northing: 7023120.3384'

Side 16: Curve

Curve direction: Clockwise
Radius: [470.0040']
Arc length: 161.1700'

Delta angle: 019° 38' 50.00"
Tangent: [81.3833']
Chord direction: S72° 28' 30"W
Chord angle: [-170° 10' 35.00"]
Deflection angle: [009° 49' 25.00"]
Chord distance: 160.3800'
Easting: 2607428.0976'
Northing: 7023072.0445'

Side 17: Curve

Curve direction: Clockwise
Radius: [42.4966']
Arc length: 25.4600'
Delta angle: 034° 19' 30.00"
Tangent: [13.1244']
Chord direction: N80° 32' 20"W
Chord angle: [-162° 50' 15.00"]
Deflection angle: [017° 09' 45.00"]
Chord distance: 25.0800'
Easting: 2607403.3587'
Northing: 7023076.1671'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [42.5080']
Arc length: 21.3800'
Delta angle: 028° 49' 27.00"
Tangent: [10.9238']
Chord direction: N77° 47' 18"W
Chord angle: [165° 35' 17.00"]

Deflection angle: [-014° 24' 43.00"]

Chord distance: 21.1600'

Easting: 2607382.6775'

Northing: 7023080.6429'

Side 19: Curve

Curve direction: Clockwise

Radius: [457.5731']

Arc length: 15.5900'

Delta angle: 001° 57' 08.00"

Tangent: [7.7961']

Chord direction: S88° 46' 32"W

Chord angle: [-179° 01' 26.50"]

Deflection angle: [000° 58' 33.50"]

Chord distance: 15.5900'

Easting: 2607367.0911'

Northing: 7023080.3098'

Side 20: Line

Direction: S89° 45' 06"W

Angle: [180° 00' 00.00"]

Deflection angle: [-000° 00' 00.00"]

Distance: 45.4600'

Easting: 2607321.6315'

Northing: 7023080.1127'

Side 21: Line

Direction: N45° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 42.4300'

Easting: 2607291.4992'

Northing: 7023109.9850'

Side 22: Line

Direction: N00° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 90.7600'

Easting: 2607291.1058'

Northing: 7023200.7441'

Side 23: Line

Direction: N01° 59' 44"E

Angle: [-177° 45' 22.00"]

Deflection angle: [002° 14' 38.00"]

Distance: 93.5700'

Easting: 2607294.3641'

Northing: 7023294.2574'

Side 24: Line

Direction: N00° 36' 28"W

Angle: [177° 23' 48.00"]

Deflection angle: [-002° 36' 12.00"]

Distance: 69.6700'

Easting: 2607293.6251'

Northing: 7023363.9234'

Side 25: Line

Direction: N07° 00' 19"E

Angle: [-172° 23' 13.00"]

Deflection angle: [007° 36' 47.00"]

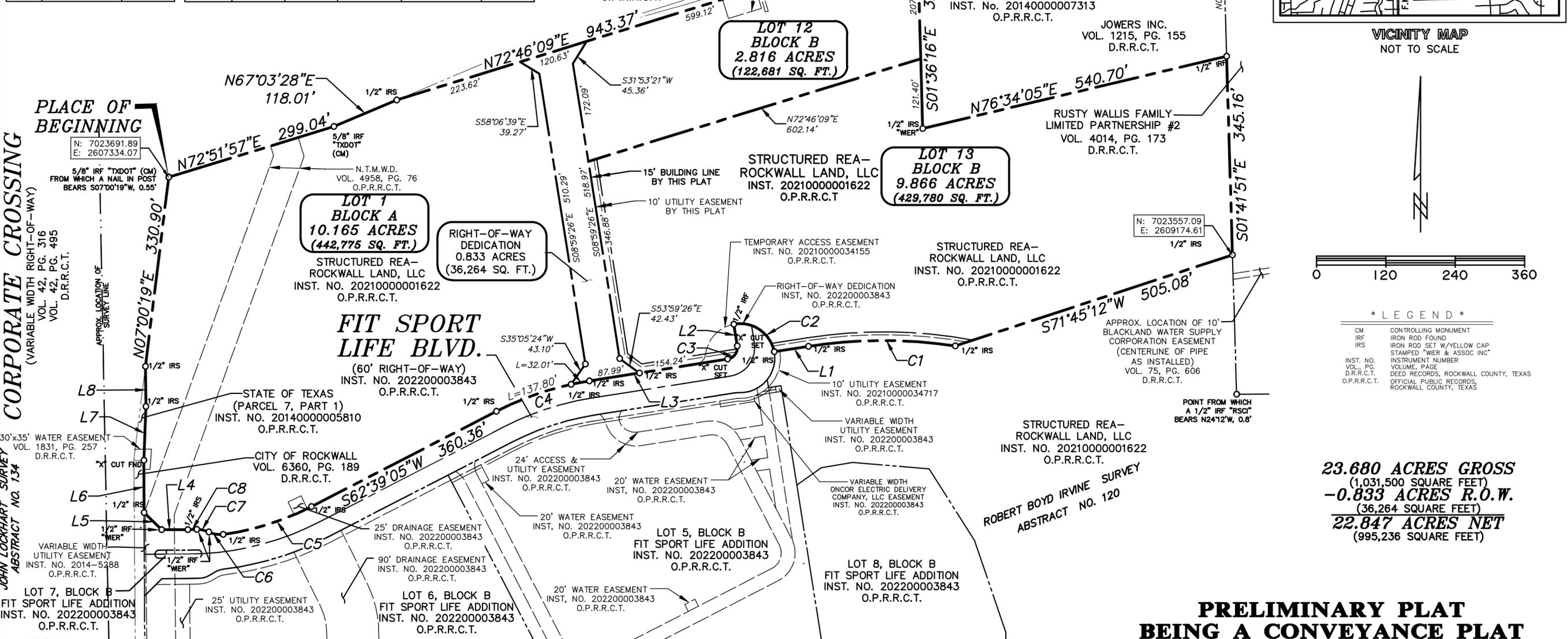
Distance: 330.9000'

Easting: 2607333.9819'

Northing: 7023692.3533'

LINE TABLE		
LINE	BEARING	DIST
L1	S81°00'34"W	59.87'
L2	S08°57'11"E	38.29'
L3	S81°00'34"W	242.23'
L4	S89°45'06"W	45.46'
L5	N45°14'54"W	42.43'
L6	N00°14'54"W	90.76'
L7	N01°59'44"E	93.57'
L8	N00°36'28"W	69.67'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'	
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'	
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'	
C4	169.82'	530.00'	18°21'29"	S71°49'49"W	169.09'	
C5	161.17'	470.00'	19°38'50"	S72°28'30"W	160.38'	
C6	25.46'	42.50'	34°19'30"	N80°32'20"W	25.08'	
C7	21.38'	42.50'	28°49'27"	N77°47'18"W	21.16'	
C8	15.59'	457.50'	1°57'08"	S88°46'32"W	15.59'	



NOTES

- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
- THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
- A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
- 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.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

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

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
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ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 4/19/2024
W.A. No. 19114.02

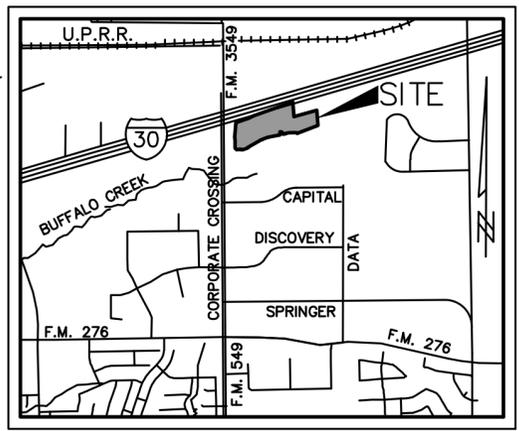
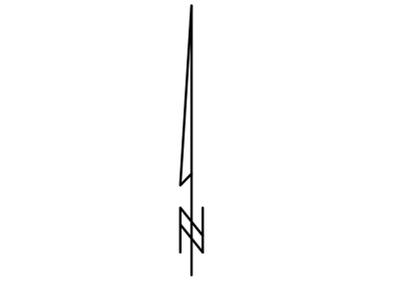
**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

23.680 ACRES GROSS
(1,031,500 SQUARE FEET)
-0.833 ACRES R.O.W.
(36,264 SQUARE FEET)
22.847 ACRES NET
(995,236 SQUARE FEET)

LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/YELLOW CAP STAMPED "WIER & ASSOC INC"
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



PRINTED: 4/19/2024 STB FILE: WIER-SURVEY-STB LAST SAVED: 4/19/2024 8:47 AM SAVED BY: CRISTIANY FILE: CONV-PLAT-LOTS-1,12&13-191144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING THE NORTHWEST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A NAIL IN A WOOD POST BEARS S 07°00'19" W, 0.55 FEET;

THENCE ALONG THE MOST NORTHERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AS FOLLOWS:

- 1) N 72°51'57" E, A DISTANCE OF 299.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) N 67°03'28" E, A DISTANCE OF 118.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 72°46'09" E, A DISTANCE OF 943.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 329.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 540.70 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS LIMITED PARTNERSHIP #2, RECORDED N VOLUME 4014, PAGE 173, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOWERS TRACT AND A NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND AN EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 345.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 71°45'12" W, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF S 89°49'15" W, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 81°00'34" W, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 65' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 94.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 89°58'48", AND A CHORD BEARING OF N 55°36'06" W, 84.84 FEET TO A 1/2" IRON ROD FOUND;
- 2) S 08°57'11" E, A DISTANCE OF 38.29 FEET TO AN "X" CUT SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF S 36°01'41" W, 28.27 FEET TO AN "X" CUT SET;

4) S 81°00'34" W, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

5) SOUTHWESTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF S 71°49'49" W, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

6) S 62°39'05" W, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

7) SOUTHWESTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF S 72°28'30" W, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

8) NORTHWESTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF N 80°32'20" W, 25.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9) NORTHWESTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF N 77°47'18" W, 21.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

10) WESTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF S 88°46'32" W, 15.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

11) S 89°45'06" W, A DISTANCE OF 45.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

12) N 45°14'54" W, A DISTANCE OF 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°14'54" W, A DISTANCE OF 90.76 FEET TO AN "X" CUT FOUND;
- 2) N 01°59'44" E, A DISTANCE OF 93.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 00°36'28" W, A DISTANCE OF 69.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) N 07°00'19" E, A DISTANCE OF 330.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.680 ACRES (1,031,500 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY
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PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND 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

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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
APRIL 9, 2024

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON STRINGFELLOW, RPLS. NO. 6373 ON APRIL 19, 2024. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

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 _____, 2024.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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

**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 4/19/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 4/19/2024 8:47 AM SAVED BY: CRISTIAN V. FILE: CONV-PLAT-LOTS-1,12&13-191144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



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 6, 2024
APPLICANT: Renee Ward; *Weir & Associates, Inc.*
CASE NUMBER: P2024-015; *Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition*

SUMMARY

Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Final Plat for Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition being a 23.680-acre tract of land identified as a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and FM-549, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 23.680-acre tract of land (*i.e. a portion of Tract 22 and all of Tract 22-2 of the R. Irvine Survey, Abstract 120*) for the purpose of establishing three (3) lots (*i.e. Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life Addition*) on the subject property. The purpose of this plat is to subdivide the subject property to facilitate the future conveyance of land.
- Background. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 (Case No. A1997-001)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the historic zoning maps the subject property was rezoned to Commercial (C) District at some point between the time of annexation and April 5, 2005. On December 6, 2021, the City Council approved a preliminary plat (*Case No. P2021-020*) for the subject property. On the proposed Lot 13, Block B, the City Council has approved two (2) Specific Use Permits (SUP) (*Case No. Z2022-041 & Z2023-035*) to allow the construction of the *Golf Driving Range*. In addition, there is a site plan case (*Case No. SP2024-010*) currently in review at this time for the proposed *Golf Driving Range*. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final 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 Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A and Lots 12 & 13, Block B, Fit Sport Life 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final 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 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Fit Sport Life Blvd.**

SUBDIVISION **Structured REA-Rockwall Land, LLC**

Inst. No. **20210000001622**

GENERAL LOCATION **Southeast corner of I-30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C**

PROPOSED USE **Vacant/Commercial**

ACREAGE **23.680 acres**

LOTS [CURRENT] **2**

LOTS [PROPOSED] **3**

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 **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **2201 E. Lamar Blvd, Ste 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

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

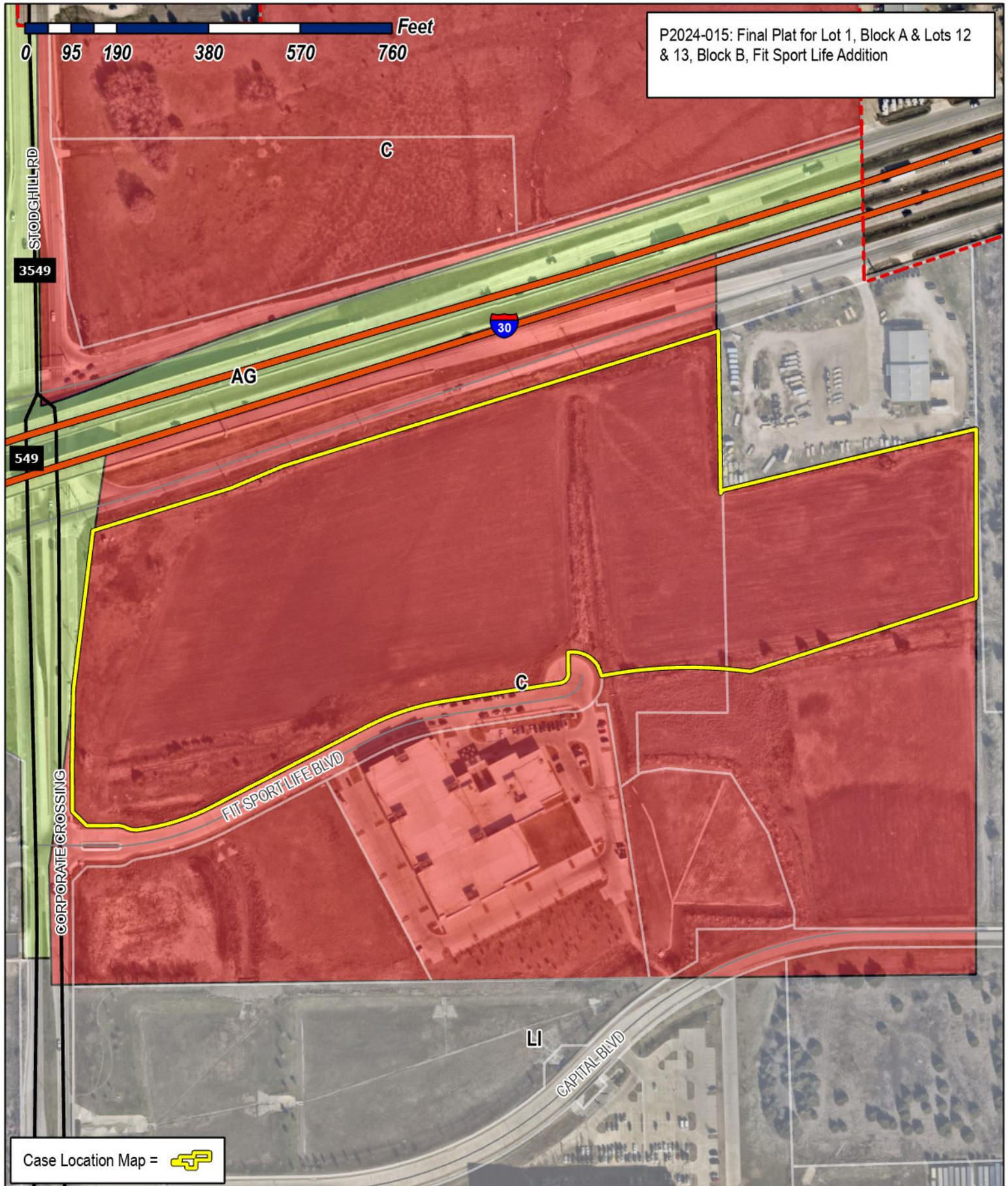
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 773.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF April, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL, TEXAS (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 11th DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-015: Final Plat for Lot 1, Block A & Lots 12 & 13, Block B, Fit Sport Life Addition

Case Location Map =



City of Rockwall

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

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



Mapcheck 6: GrossBoundary Description-19144.02

Closure Summary

Precision, 1 part in: 286396.3121'

Error distance: 0.0183'

Error direction: N10° 30' 36"W

Area: 1031488 Sq. Ft.

Square area: 1031487.620

Perimeter: 5228.3200'

Point of Beginning

Easting: 2607333.9853'

Northing: 7023692.3353'

Side 1: Line

Direction: N72° 51' 57"E

Angle: [-107° 08' 03.00"]

Deflection angle: [072° 51' 57.00"]

Distance: 299.0400'

Easting: 2607619.7531'

Northing: 7023780.4355'

Side 2: Line

Direction: N67° 03' 28"E

Angle: [174° 11' 31.00"]

Deflection angle: [-005° 48' 29.00"]

Distance: 118.0100'

Easting: 2607728.4283'

Northing: 7023826.4362'

Side 3: Line

Direction: N72° 46' 09"E

Angle: [-174° 17' 19.00"]

Deflection angle: [005° 42' 41.00"]

Distance: 943.3700'

Easting: 2608629.4590'

Northing: 7024105.8832'

Side 4: Line

Direction: S01° 36' 16"E

Angle: [-074° 22' 25.00"]

Deflection angle: [105° 37' 35.00"]

Distance: 329.0800'

Easting: 2608638.6730'

Northing: 7023776.9322'

Side 5: Line

Direction: N76° 34' 05"E

Angle: [078° 10' 21.00"]

Deflection angle: [-101° 49' 39.00"]

Distance: 540.7000'

Easting: 2609164.5830'

Northing: 7023902.5315'

Side 6: Line

Direction: S01° 41' 51"E

Angle: [-078° 15' 56.00"]

Deflection angle: [101° 44' 04.00"]

Distance: 345.1600'

Easting: 2609174.8075'

Northing: 7023557.5230'

Side 7: Line

Direction: S71° 45' 12"W

Angle: [-106° 32' 57.00"]

Deflection angle: [073° 27' 03.00"]
Distance: 505.0800'
Easting: 2608695.1243'
Northing: 7023399.3781'

Side 8: Curve

Curve direction: Counter-clockwise
Radius: [830.0113']
Arc length: 255.2900'
Delta angle: 017° 37' 23.00"
Tangent: [128.6635']
Chord direction: S89° 49' 15"W
Chord angle: [-161° 55' 57.00"]
Deflection angle: [018° 04' 03.00"]
Chord distance: 254.2900'
Easting: 2608440.8355'
Northing: 7023398.5830'

Side 9: Line

Direction: S81° 00' 34"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 59.8700'
Easting: 2608381.7011'
Northing: 7023389.2270'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [60.0014']
Arc length: 94.2300'
Delta angle: 089° 58' 48.00"

Tangent: [59.9805']
Chord direction: N55° 36' 06"W
Chord angle: [-136° 36' 40.00"]
Deflection angle: [043° 23' 20.00"]
Chord distance: 84.8400'
Easting: 2608311.6971'
Northing: 7023437.1567'

Side 11: Line

Direction: S08° 57' 11"E
Angle: [091° 38' 19.00"]
Deflection angle: [-088° 21' 41.00"]
Distance: 38.2900'
Easting: 2608317.6559'
Northing: 7023399.3333'

Side 12: Curve

Curve direction: Clockwise
Radius: [19.9965']
Arc length: 31.4000'
Delta angle: 089° 57' 45.00"
Tangent: [19.9834']
Chord direction: S36° 01' 41"W
Chord angle: [-135° 01' 08.00"]
Deflection angle: [044° 58' 52.00"]
Chord distance: 28.2700'
Easting: 2608301.0281'
Northing: 7023376.4705'

Side 13: Line

Direction: S81° 00' 34"W

Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 242.2300'
Easting: 2608061.7741'
Northing: 7023338.6168'

Side 14: Curve

Curve direction: Counter-clockwise
Radius: [529.9967']
Arc length: 169.8200'
Delta angle: 018° 21' 29.00"
Tangent: [85.6417']
Chord direction: S71° 49' 49"W
Chord angle: [170° 49' 15.00"]
Deflection angle: [-009° 10' 45.00"]
Chord distance: 169.0900'
Easting: 2607901.1154'
Northing: 7023285.8890'

Side 15: Line

Direction: S62° 39' 05"W
Angle: [-179° 59' 59.50"]
Deflection angle: [000° 00' 00.50"]
Distance: 360.3600'
Easting: 2607581.0336'
Northing: 7023120.3384'

Side 16: Curve

Curve direction: Clockwise
Radius: [470.0040']
Arc length: 161.1700'

Delta angle: 019° 38' 50.00"
Tangent: [81.3833']
Chord direction: S72° 28' 30"W
Chord angle: [-170° 10' 35.00"]
Deflection angle: [009° 49' 25.00"]
Chord distance: 160.3800'
Easting: 2607428.0976'
Northing: 7023072.0445'

Side 17: Curve

Curve direction: Clockwise
Radius: [42.4966']
Arc length: 25.4600'
Delta angle: 034° 19' 30.00"
Tangent: [13.1244']
Chord direction: N80° 32' 20"W
Chord angle: [-162° 50' 15.00"]
Deflection angle: [017° 09' 45.00"]
Chord distance: 25.0800'
Easting: 2607403.3587'
Northing: 7023076.1671'

Side 18: Curve

Curve direction: Counter-clockwise
Radius: [42.5080']
Arc length: 21.3800'
Delta angle: 028° 49' 27.00"
Tangent: [10.9238']
Chord direction: N77° 47' 18"W
Chord angle: [165° 35' 17.00"]

Deflection angle: [-014° 24' 43.00"]

Chord distance: 21.1600'

Easting: 2607382.6775'

Northing: 7023080.6429'

Side 19: Curve

Curve direction: Clockwise

Radius: [457.5731']

Arc length: 15.5900'

Delta angle: 001° 57' 08.00"

Tangent: [7.7961']

Chord direction: S88° 46' 32"W

Chord angle: [-179° 01' 26.50"]

Deflection angle: [000° 58' 33.50"]

Chord distance: 15.5900'

Easting: 2607367.0911'

Northing: 7023080.3098'

Side 20: Line

Direction: S89° 45' 06"W

Angle: [180° 00' 00.00"]

Deflection angle: [-000° 00' 00.00"]

Distance: 45.4600'

Easting: 2607321.6315'

Northing: 7023080.1127'

Side 21: Line

Direction: N45° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 42.4300'

Easting: 2607291.4992'

Northing: 7023109.9850'

Side 22: Line

Direction: N00° 14' 54"W

Angle: [-135° 00' 00.00"]

Deflection angle: [045° 00' 00.00"]

Distance: 90.7600'

Easting: 2607291.1058'

Northing: 7023200.7441'

Side 23: Line

Direction: N01° 59' 44"E

Angle: [-177° 45' 22.00"]

Deflection angle: [002° 14' 38.00"]

Distance: 93.5700'

Easting: 2607294.3641'

Northing: 7023294.2574'

Side 24: Line

Direction: N00° 36' 28"W

Angle: [177° 23' 48.00"]

Deflection angle: [-002° 36' 12.00"]

Distance: 69.6700'

Easting: 2607293.6251'

Northing: 7023363.9234'

Side 25: Line

Direction: N07° 00' 19"E

Angle: [-172° 23' 13.00"]

Deflection angle: [007° 36' 47.00"]

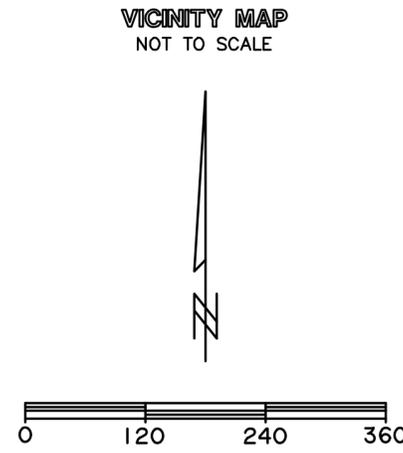
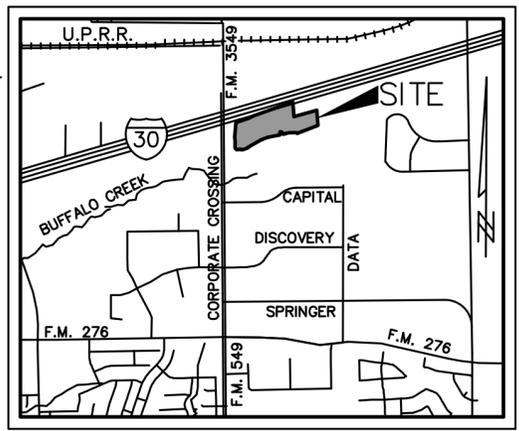
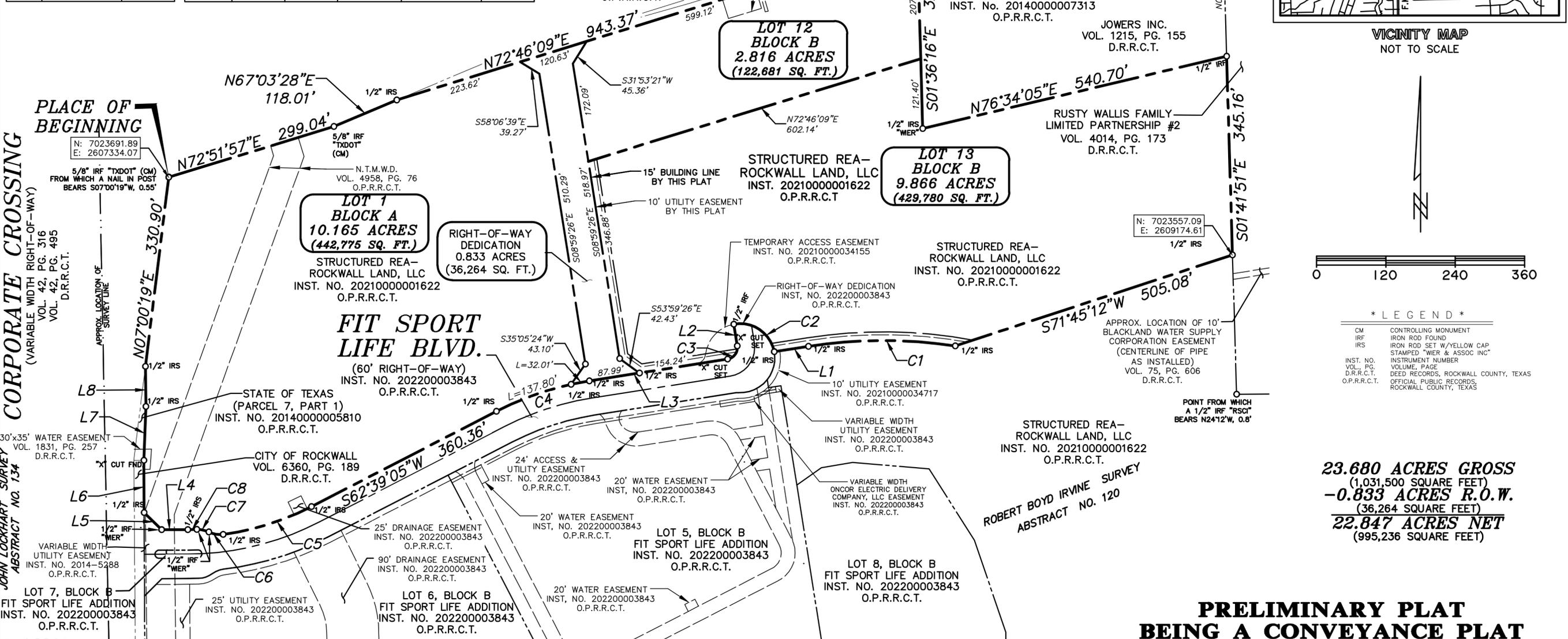
Distance: 330.9000'

Easting: 2607333.9819'

Northing: 7023692.3533'

LINE TABLE		
LINE	BEARING	DIST
L1	S81°00'34"W	59.87'
L2	S08°57'11"E	38.29'
L3	S81°00'34"W	242.23'
L4	S89°45'06"W	45.46'
L5	N45°14'54"W	42.43'
L6	N00°14'54"W	90.76'
L7	N01°59'44"E	93.57'
L8	N00°36'28"W	69.67'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.	
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'	
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'	
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'	
C4	169.82'	530.00'	18°21'29"	S71°49'49"W	169.09'	
C5	161.17'	470.00'	19°38'50"	S72°28'30"W	160.38'	
C6	25.46'	42.50'	34°19'30"	N80°32'20"W	25.08'	
C7	21.38'	42.50'	28°49'27"	N77°47'18"W	21.16'	
C8	15.59'	457.50'	1°57'08"	S88°46'32"W	15.59'	



- * NOTES ***
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
 - THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
 - 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.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 - ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

23.680 ACRES GROSS
(1,031,500 SQUARE FEET)
-0.833 ACRES R.O.W.
(36,264 SQUARE FEET)
22.847 ACRES NET
(995,236 SQUARE FEET)

PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 4/19/2024
W.A. No. 19114.02

SHEET 1 OF 3

PRINTED: 4/19/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 4/19/2024 8:47 AM SAVED BY: CRISTIANY FILE: CONV-PLAT-LOTS-1,12&13-19144.02.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT", BEING THE NORTHWEST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A NAIL IN A WOOD POST BEARS S 07°00'19" W, 0.55 FEET;

THENCE ALONG THE MOST NORTHERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AS FOLLOWS:

- 1) N 72°51'57" E, A DISTANCE OF 299.04 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT";
- 2) N 67°03'28" E, A DISTANCE OF 118.01 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 72°46'09" E, A DISTANCE OF 943.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 329.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 540.70 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS LIMITED PARTNERSHIP #2, RECORDED N VOLUME 4014, PAGE 173, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOWERS TRACT AND A NORTHEAST CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND AN EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, A DISTANCE OF 345.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 71°45'12" W, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WESTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF S 89°49'15" W, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 81°00'34" W, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 65' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AS FOLLOWS:

- 1) NORTHWESTERLY, AN ARC LENGTH OF 94.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 89°58'48", AND A CHORD BEARING OF N 55°36'06" W, 84.84 FEET TO A 1/2" IRON ROD FOUND;
- 2) S 08°57'11" E, A DISTANCE OF 38.29 FEET TO AN "X" CUT SET, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF S 36°01'41" W, 28.27 FEET TO AN "X" CUT SET;

4) S 81°00'34" W, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

5) SOUTHWESTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF S 71°49'49" W, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

6) S 62°39'05" W, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

7) SOUTHWESTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF S 72°28'30" W, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

8) NORTHWESTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF N 80°32'20" W, 25.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9) NORTHWESTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF N 77°47'18" W, 21.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

10) WESTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF S 88°46'32" W, 15.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

11) S 89°45'06" W, A DISTANCE OF 45.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

12) N 45°14'54" W, A DISTANCE OF 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°14'54" W, A DISTANCE OF 90.76 FEET TO AN "X" CUT FOUND;
- 2) N 01°59'44" E, A DISTANCE OF 93.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 00°36'28" W, A DISTANCE OF 69.67 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) N 07°00'19" E, A DISTANCE OF 330.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.680 ACRES (1,031,500 SQUARE FEET) OF LAND, MORE OR LESS.

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PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A AND LOTS 12 & 13, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND 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

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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, 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.

SURVEYED ON THE GROUND
APRIL 9, 2024

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON STRINGFELLOW, RPLS. NO. 6373 ON APRIL 19, 2024. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

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 _____, 2024.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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**PRELIMINARY PLAT
BEING A CONVEYANCE PLAT
LOT 1, BLOCK A AND
LOTS 12 & 13, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 23.680 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
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CONTACT: RANDY EARDLEY, P.E.
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Texas Board of Professional Land Surveying Registration No. 10033900



DATE: May 14, 2024

TO: Renee Ward, P.E.
Wier & Associates, Inc.
2201 E. Lamar Boulevard, Suite 200E
Arlington, Texas 76006

CC: Conor Keilty, AIA
Structured REA-Rockwall Land LLC
3104 E. Camelback Road, Suite 2387
Phoenix, Arizona 85016

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

SUBJECT: P2024-015; *Final Plat for Lot 1, Block A & Lots 12 & 13, Block B, Fit Sport Life Addition*

Renee Ward:

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 6, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final 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 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

City Council

On May 6, 2024, the City Council approved a motion to approve the Conveyance Plat by a vote of 6-0, with Council Member Lewis absent.

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

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

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. 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 statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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 adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*

City of Rockwall Planning and Zoning Department