



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1775 STATE HIGHWAY 276, ROCKWALL, TX 75032

SUBDIVISION REVELATION

LOT 1

BLOCK 1

GENERAL LOCATION LAMBRETH TRACT EAST OF JOHN KING BETWEEN DISCOVERY BLVD. & SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE LAND / AG

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE LIGHT INDUSTRIAL

ACREAGE 18.48

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Reserve Capital - Rockwall Industrial PE

APPLICANT

CONTACT PERSON Justin Toon

CONTACT PERSON

ADDRESS 12404 Park Central Dr  
Ste 250-S

ADDRESS

CITY, STATE & ZIP Dallas, TX 75251

CITY, STATE & ZIP

PHONE 214-988-1360

PHONE

E-MAIL Justin@reservecappartners.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

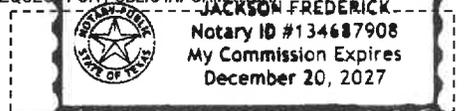
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clint Riley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 169.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF August, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

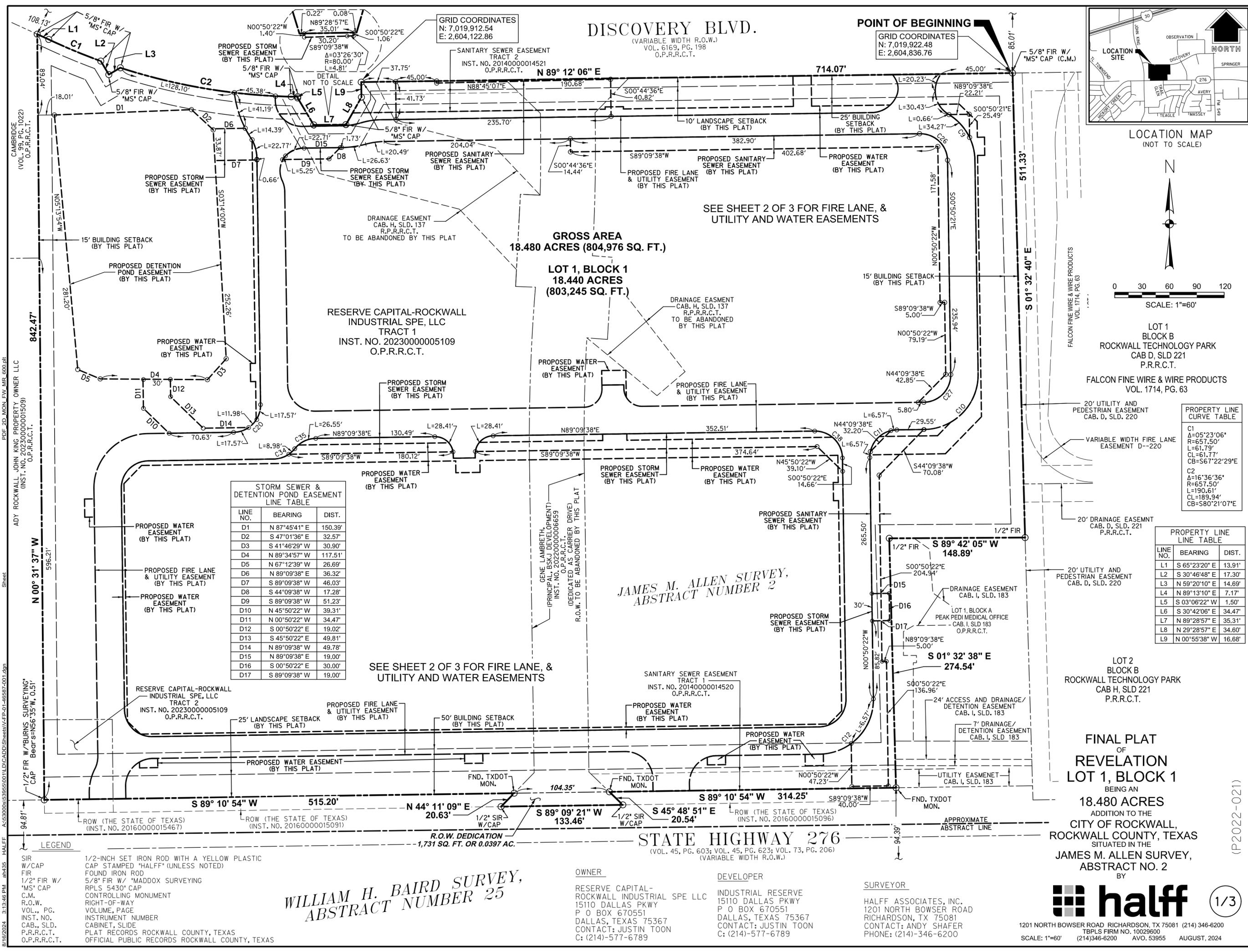
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF August, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/20/2027



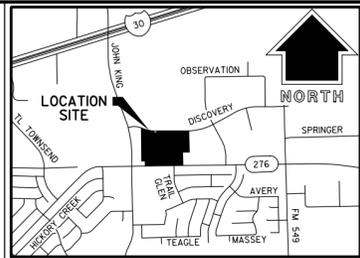
**DISCOVERY BLVD.**

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.

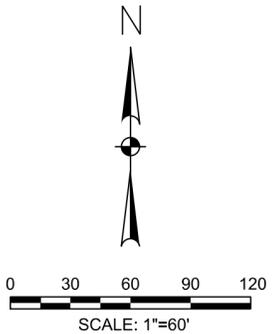
**POINT OF BEGINNING**

GRID COORDINATES  
N: 7,019,922.48  
E: 2,604,836.76

GRID COORDINATES  
N: 7,019,912.54  
E: 2,604,122.86



LOCATION MAP  
(NOT TO SCALE)



**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES  
(803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

STORM SEWER & DETENTION POND EASEMENT LINE TABLE

LINE NO.	BEARING	DIST.
D1	N 87°45'41" E	150.39'
D2	S 47°01'36" E	32.57'
D3	S 41°46'29" W	30.90'
D4	N 89°34'57" W	117.51'
D5	N 67°12'39" W	26.69'
D6	N 89°09'38" E	36.32'
D7	S 89°09'38" W	46.03'
D8	S 44°09'38" W	17.28'
D9	S 89°09'38" W	51.23'
D10	N 45°50'22" W	39.31'
D11	N 00°50'22" W	34.47'
D12	S 00°50'22" E	19.02'
D13	S 45°50'22" E	49.81'
D14	N 89°09'38" W	49.78'
D15	N 89°09'38" E	19.00'
D16	S 00°50'22" E	30.00'
D17	S 89°09'38" W	19.00'

PROPERTY LINE CURVE TABLE

C1	Δ=05°23'06"	R=657.50'	L=61.77'	CL=61°17'	CB=56°17'22"29"E
C2	Δ=16°36'36"	R=657.50'	L=190.61'	CL=189.94'	CB=58°21'07"E

PROPERTY LINE TABLE

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

**FINAL PLAT**  
OF  
**REVELATION**  
**LOT 1, BLOCK 1**  
BEING AN  
**18.480 ACRES**  
ADDITION TO THE  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
SITUATED IN THE  
**JAMES M. ALLEN SURVEY,**  
**ABSTRACT NO. 2**  
BY

1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 539955 AUGUST, 2024

**WILLIAM H. BAIRD SURVEY,**  
**ABSTRACT NUMBER 25**

**OWNER**  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**DEVELOPER**  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFFER  
PHONE: (214)-346-6200

8/18/2024 3:13:46 PM ah435 HALFF AV:53000as539550001LDVCADD\Sheets\FP-01-46887-001.dgn  
 Sheet  
 ADY ROCKWALL JOHN KING PROPERTY OWNER LLC (INST. NO. 2023000001509) O.P.R.R.C.T.  
 PDF 2D MON. FV. MR. 600.dtl  
 CAMBRIDGE (VOL. 99, PG. 1022) O.P.R.R.C.T.  
 CAMBRIDGE (VOL. 99, PG. 1022) O.P.R.R.C.T.  
 CAMBRIDGE (VOL. 99, PG. 1022) O.P.R.R.C.T.

(P2022-021)

# DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.



SCALE: 1"=60'

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

LINE NO.	BEARING	DIST.
C1	Δ=05°23'06"	R=657.50'
C2	Δ=16°36'36"	R=657.50'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=15°48'19"	R=80.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'

LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" W	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

LINE NO.	BEARING	DIST.
C1	Δ=99°46'16"	R=29.00'
C2	Δ=15°48'19"	R=80.00'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=68°28'50"	R=30.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'

LINE NO.	BEARING	DIST.
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
C30	Δ=44°59'12"	R=47.12'
C31	Δ=42°43'13"	R=13.86'
C32	Δ=90°00'00"	R=30.00'
C33	Δ=90°00'00"	R=30.00'
C34	Δ=50°42'42"	R=30.00'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
C37	Δ=90°00'00"	R=20.00'
C38	Δ=90°00'00"	R=30.00'
C39	Δ=90°00'02"	R=30.00'

**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES (803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

GENE LAMBRETH,  
(PRINCIPAL, BSKJ DEVELOPMENT)  
INST. NO. 20220000006659  
O.P.R.R.C.T.  
DEDICATED AS CARRIER DRIVEN  
R.O.W. TO BE ABANDONED BY THIS PLAT

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 2  
INST. NO. 20230000005109  
O.P.R.R.C.T.

SANITARY SEWER EASEMENT  
TRACT 1  
INST. NO. 20140000014520  
O.P.R.R.C.T.

PROPOSED FIRE LANE & UTILITY EASEMENT  
(BY THIS PLAT)

PROPOSED WATER EASEMENT  
(BY THIS PLAT)

24' ACCESS AND DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

7' DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

UTILITY EASEMENT  
CAB. I, SLD. 183

**FINAL PLAT**  
OF  
**REVELATION**  
**LOT 1, BLOCK 1**  
BEING AN  
**18.480 ACRES**  
ADDITION TO THE  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
SITUATED IN THE  
**JAMES M. ALLEN SURVEY,**  
**ABSTRACT NO. 2**  
BY

WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25

**OWNER**  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**DEVELOPER**  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200



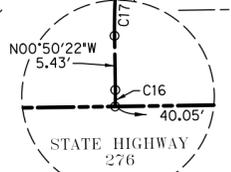
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

PDF 2D MON. FV. MR. 600.plt

Sheet

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DETAIL  
NOT TO SCALE

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS 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 situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 2023000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

**THENCE** South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

**THENCE** South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

**THENCE** South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

**THENCE** with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

**THENCE** North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

**THENCE** with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the **POINT OF BEGINNING AND CONTAINING** 804,976 square feet or 18.480 acres of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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

\_\_\_\_\_  
Property Owner Signature

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

\_\_\_\_\_  
**Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [LIEN HOLDER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

OWNER

RESERVE CAPITAL-  
ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

**GENERAL NOTES:**

- This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
- By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- The property is currently zoned L.L. (Light Industrial)

**STANDARD CITY SIGNATURE BLOCK**

\_\_\_\_\_  
**Planning & 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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Mayor, City of Rockwall**      **City Secretary**      **City Engineer**

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, 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.

\_\_\_\_\_  
**ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600**

**FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY**



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

3/3



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1775 STATE HIGHWAY 276, ROCKWALL, TX 75032

SUBDIVISION REVELATION

LOT 1

BLOCK 1

GENERAL LOCATION LAMBRETH TRACT EAST OF JOHN KING BETWEEN DISCOVERY BLVD. & SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE LAND / AG

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE LIGHT INDUSTRIAL

ACREAGE 18.48

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Reserve Capital - Rockwall Industrial PE

APPLICANT

CONTACT PERSON Justin Toon

CONTACT PERSON

ADDRESS 12404 Park Central Dr  
Ste 250-S

ADDRESS

CITY, STATE & ZIP Dallas, TX 75251

CITY, STATE & ZIP

PHONE 214-988-1360

PHONE

E-MAIL Justin@reservecappartners.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

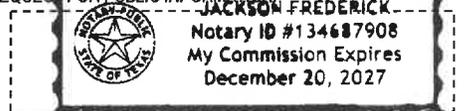
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clint Riley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 169.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF August, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

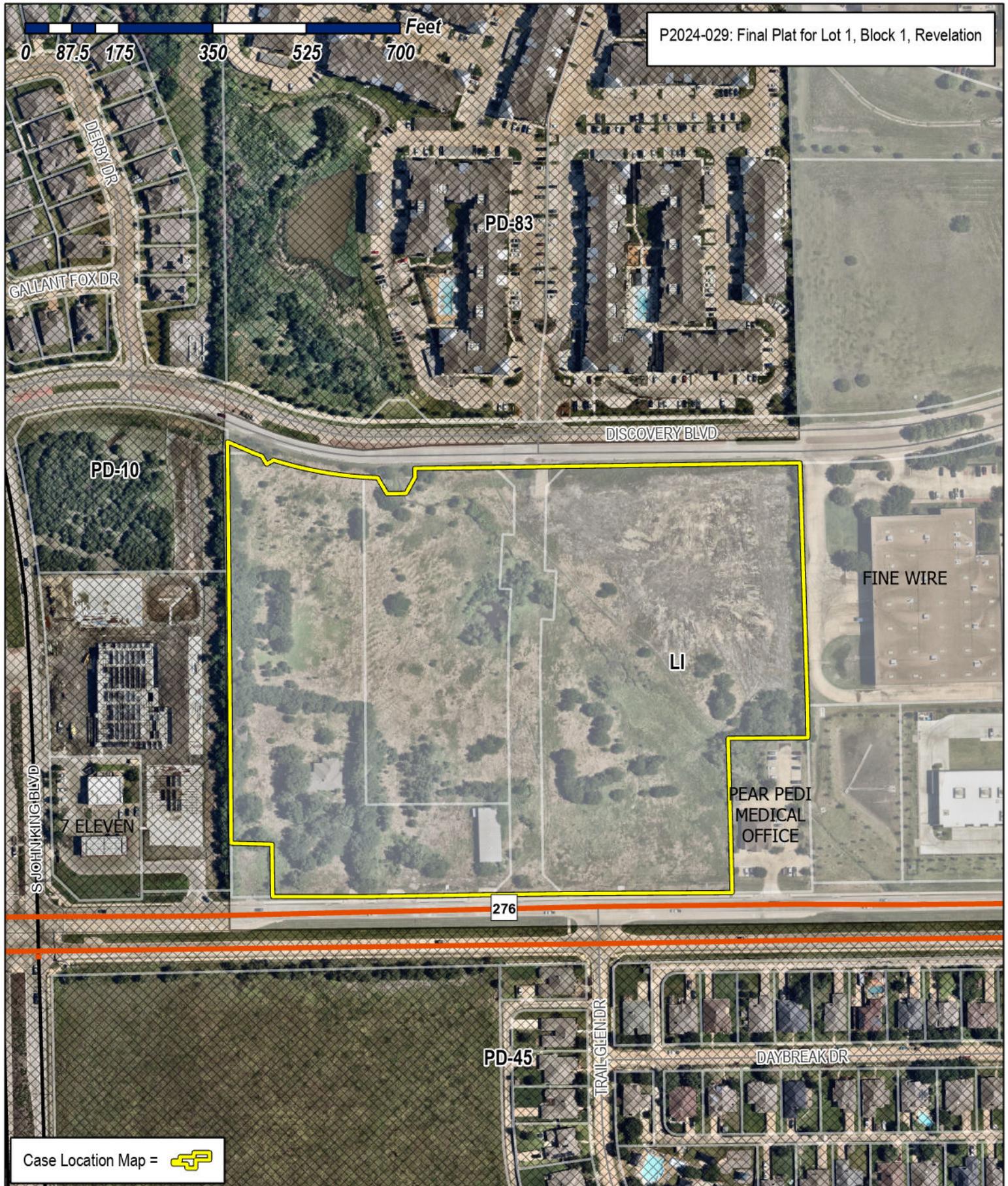
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF August, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/20/2027



Case Location Map = 



# City of Rockwall

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

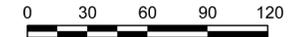
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





# DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.



SCALE: 1"=60'

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

LINE NO.	BEARING	DIST.
C1	Δ=05°23'06"	R=657.50'
C2	Δ=16°36'36"	R=657.50'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=15°48'19"	R=80.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'

LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" W	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

LINE NO.	BEARING	DIST.
C1	Δ=99°46'16"	R=29.00'
C2	Δ=15°48'19"	R=80.00'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=68°28'50"	R=30.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'

LINE NO.	BEARING	DIST.
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
C30	Δ=44°59'12"	R=47.12'
C31	Δ=44°59'12"	R=31.42'
C32	Δ=90°00'00"	R=30.00'
C33	Δ=90°00'00"	R=30.00'
C34	Δ=50°42'42"	R=26.55'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
C37	Δ=90°00'00"	R=31.42'
C38	Δ=90°00'00"	R=30.00'
C39	Δ=90°00'02"	R=30.00'

**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES (803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

GENE LAMBRETH,  
(PRINCIPAL, BSKJ DEVELOPMENT)  
INST. NO. 20220000006659  
O.P.R.R.C.T.  
DEDICATED AS CARRIER DRIVEN  
R.O.W. TO BE ABANDONED BY THIS PLAT

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 2  
INST. NO. 20230000005109  
O.P.R.R.C.T.

SANITARY SEWER EASEMENT  
TRACT 1  
INST. NO. 20140000014520  
O.P.R.R.C.T.

24' ACCESS AND DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

7' DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

PROPOSED FIRE LANE  
& UTILITY EASEMENT  
(BY THIS PLAT)

PROPOSED WATER  
EASEMENT  
(BY THIS PLAT)

PROPOSED FIRE LANE  
& UTILITY EASEMENT  
(BY THIS PLAT)

PROPOSED WATER  
EASEMENT  
(BY THIS PLAT)

PROPOSED FIRE LANE  
& UTILITY EASEMENT  
(BY THIS PLAT)

PROPOSED WATER  
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(BY THIS PLAT)

PROPOSED FIRE LANE  
& UTILITY EASEMENT  
(BY THIS PLAT)

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& UTILITY EASEMENT  
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& UTILITY EASEMENT  
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EASEMENT  
(BY THIS PLAT)

PROPOSED FIRE LANE  
& UTILITY EASEMENT  
(BY THIS PLAT)

PROPOSED WATER  
EASEMENT  
(BY THIS PLAT)

**FINAL PLAT**  
OF  
**REVELATION**  
**LOT 1, BLOCK 1**  
BEING AN  
**18.480 ACRES**  
ADDITION TO THE  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**  
SITUATED IN THE  
**JAMES M. ALLEN SURVEY,**  
**ABSTRACT NO. 2**  
BY



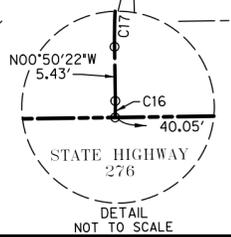
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

**OWNER**  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**DEVELOPER**  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25



8/18/2024 3:13:24 PM ah435 HALFF A:\53000as\53955001\LD\CADD\Sheets\FP-02-46887-001.dgn Sheet

(P2022-021)

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS 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 situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 2023000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

**THENCE** South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

**THENCE** South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

**THENCE** South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

**THENCE** with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

**THENCE** North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

**THENCE** with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the **POINT OF BEGINNING AND CONTAINING** 804,976 square feet or 18.480 acres of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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

\_\_\_\_\_  
Property Owner Signature

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

\_\_\_\_\_  
**Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [LIEN HOLDER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

OWNER

RESERVE CAPITAL-  
ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

**GENERAL NOTES:**

- This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
- By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- The property is currently zoned L.L. (Light Industrial)

**STANDARD CITY SIGNATURE BLOCK**

\_\_\_\_\_  
**Planning & 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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Mayor, City of Rockwall**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Engineer**

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, 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.

\_\_\_\_\_  
**ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600**

**FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY**



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

3/3



# 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:** August 27, 2024  
**APPLICANT:** Justin Toon, *Reserve Capital*  
**CASE NUMBER:** P2024-029; *Final Plat for Lot 1, Block A, Revelation Addition*

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### SUMMARY

Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a Final Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Final Plat for an 18.480-acre tract of land (i.e. Tracts 1, 1-3, & 1-7 of the J.M. Allen Survey, Abstract No. 2) for the purpose of establishing the required easements for the development of a Warehouse/Distribution Center.
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018. On May 2, 2022, the City Council approved a preliminary plat [*Case No. P2022-021*] for the subject property to facilitate the development of a proposed industrial project. On July 26, 2022, the Planning and Zoning Commission approved a site plan for the purpose of establishing a Warehouse/Distribution Center on the subject property. On April 9, 2024, the Planning and Zoning Commission approved an amended site plan granting a variance to the berm requirements along SH-276.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in 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, Revelation Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) 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: 8/23/2024

PROJECT NUMBER: P2024-029  
PROJECT NAME: Final Plat for Lot 1, Block 1, Revelation  
SITE ADDRESS/LOCATIONS: 1775 STATE HIGHWAY 276

CASE CAPTION: Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a Final Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/22/2024	Approved w/ Comments

08/22/2024: P2024-029: Final Plat for Lot 1, Block A, Revelation Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2024-029) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT  
LOT 1, BLOCK A,  
REVELATION ADDITION  
BEING  
18.480-ACRES OR 804,988.8 SF  
SITUATED IN THE  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please remove the Planning and Zoning Commission recommendation from the signature block and provide a larger space between the signature line for the City Secretary and City Engineer. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the landscape setbacks from the proposed final plat.

M.7 Please correct the lot and block designation from Lot 1, Block 1 to Lot 1, Block A.

M.8 Please remove all building setbacks from the subdivision plat.

M.8 Please correct the abandonment information concerning Carrier Drive. The right-of-way for this roadway was previously abandoned by Resolution 16-11, and a quitclaim filed by the City of Rockwall (Instrument No. 20220000006659) on March 25, 2022.

M.9 Please amend the standard plat wording from "I (we)" to "I" to reflect the single property owner, and remove the "(s)".

I.10 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.11 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: August 27, 2024

City Council: September 3, 2024

I.12 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	08/22/2024	Approved w/ Comments

- 08/22/2024: 1. List pond 100yr WSEL.  
2. Label the widths of all easements.  
3. New easement does not need to cross existing utility easements.  
4. Easement must extend to property line.  
5. Call out.  
6. And Drainage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2024	Approved

08/23/2024: Separate Permits for the structure, fencing and irrigation required

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/20/2024	Approved

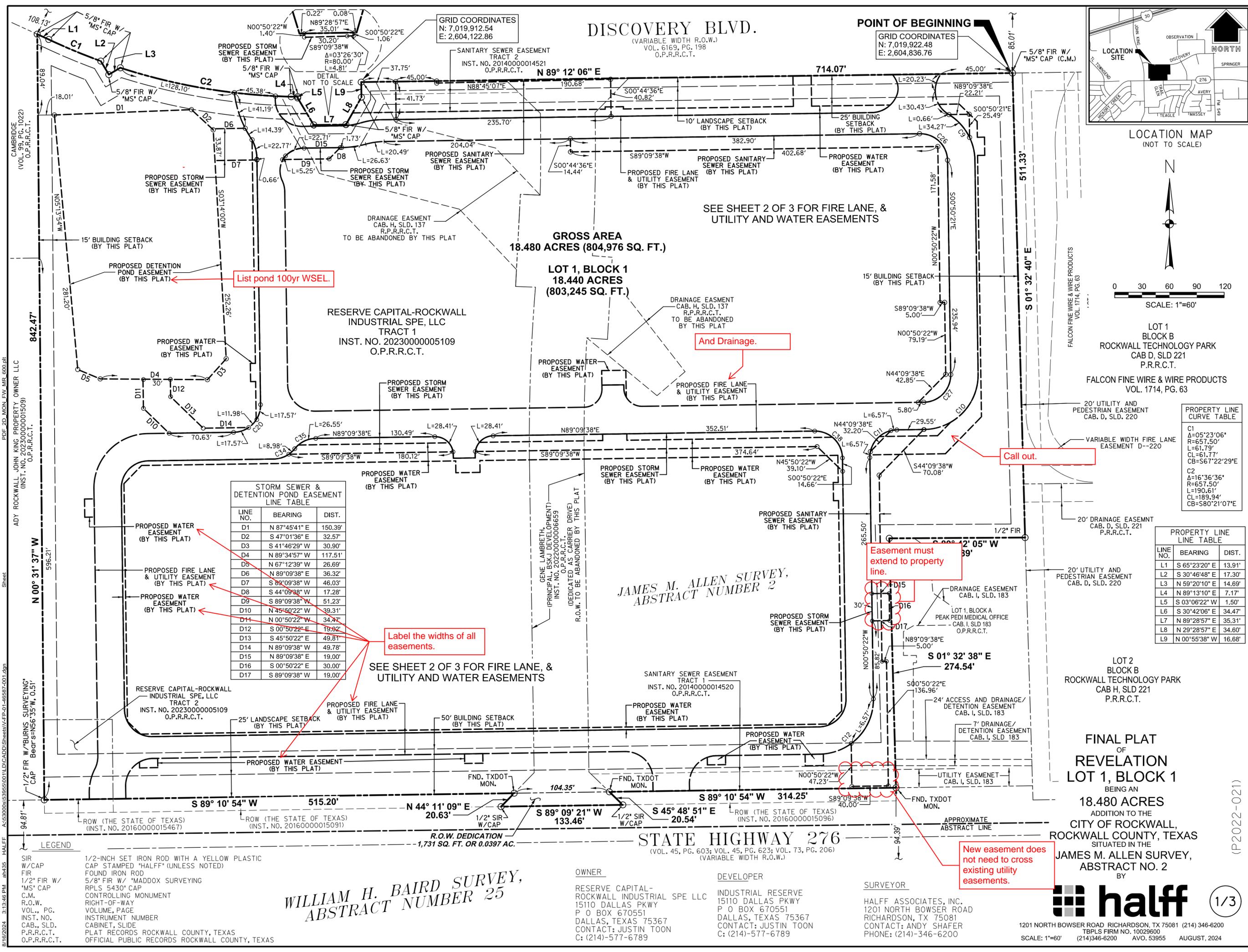
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	08/23/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/19/2024	Approved

No Comments



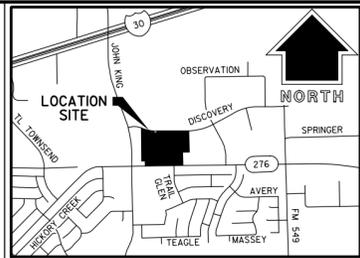
**DISCOVERY BLVD.**

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.

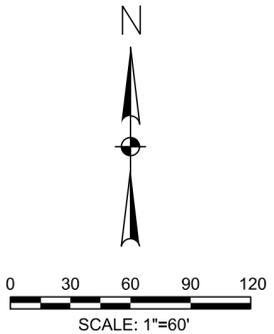
**POINT OF BEGINNING**

GRID COORDINATES  
N: 7,019,922.48  
E: 2,604,836.76

GRID COORDINATES  
N: 7,019,912.54  
E: 2,604,122.86



LOCATION MAP (NOT TO SCALE)



**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES (803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

**STORM SEWER & DETENTION POND EASEMENT LINE TABLE**

LINE NO.	BEARING	DIST.
D1	N 87°45'41" E	150.39'
D2	S 47°01'36" E	32.57'
D3	S 41°46'29" W	30.90'
D4	N 89°34'57" W	117.51'
D5	N 67°12'39" W	26.69'
D6	N 89°09'38" E	36.32'
D7	S 89°09'38" W	46.03'
D8	S 44°09'38" W	17.28'
D9	S 89°09'38" W	51.23'
D10	N 45°50'22" W	39.31'
D11	N 00°50'22" W	34.47'
D12	S 00°50'22" E	19.92'
D13	S 45°50'22" E	49.81'
D14	N 89°09'38" W	49.78'
D15	N 89°09'38" E	19.00'
D16	S 00°50'22" E	30.00'
D17	S 89°09'38" W	19.00'

**PROPERTY LINE CURVE TABLE**

C1	Δ=05°23'06"	R=657.50'	L=61.77'	CL=61.77'	CB=567'22"29"E
C2	Δ=16°36'36"	R=657.50'	L=190.61'	CL=189.94'	CB=580'21"07"E

**PROPERTY LINE TABLE**

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

**FINAL PLAT OF REVELATION**  
**LOT 1, BLOCK 1**  
BEING AN

18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE

JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 539955 AUGUST, 2024

**LEGEND**

SIR	1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
W/CAP	FOUND IRON ROD
FIR	5/8" FIR W/ "MADDOX SURVEYING"
1/2" FIR W/ "MS" CAP	RPLS 5430" CAP
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CAB., SLD.	CABINET, SLIDE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25

**OWNER**  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**DEVELOPER**  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

(P2022-021)



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 1775 STATE HIGHWAY 276, ROCKWALL, TX 75032

SUBDIVISION REVELATION

LOT 1

BLOCK 1

GENERAL LOCATION LAMBRETH TRACT EAST OF JOHN KING BETWEEN DISCOVERY BLVD. & SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE LAND / AG

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE LIGHT INDUSTRIAL

ACREAGE 18.48

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Reserve Capital - Rockwall Industrial PE

APPLICANT

CONTACT PERSON Justin Toon

CONTACT PERSON

ADDRESS 12404 Park Central Dr  
Ste 250-S

ADDRESS

CITY, STATE & ZIP Dallas, TX 75251

CITY, STATE & ZIP

PHONE 214-988-1360

PHONE

E-MAIL Justin@reservecappartners.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

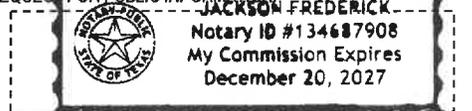
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clint Riley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 169.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF August, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

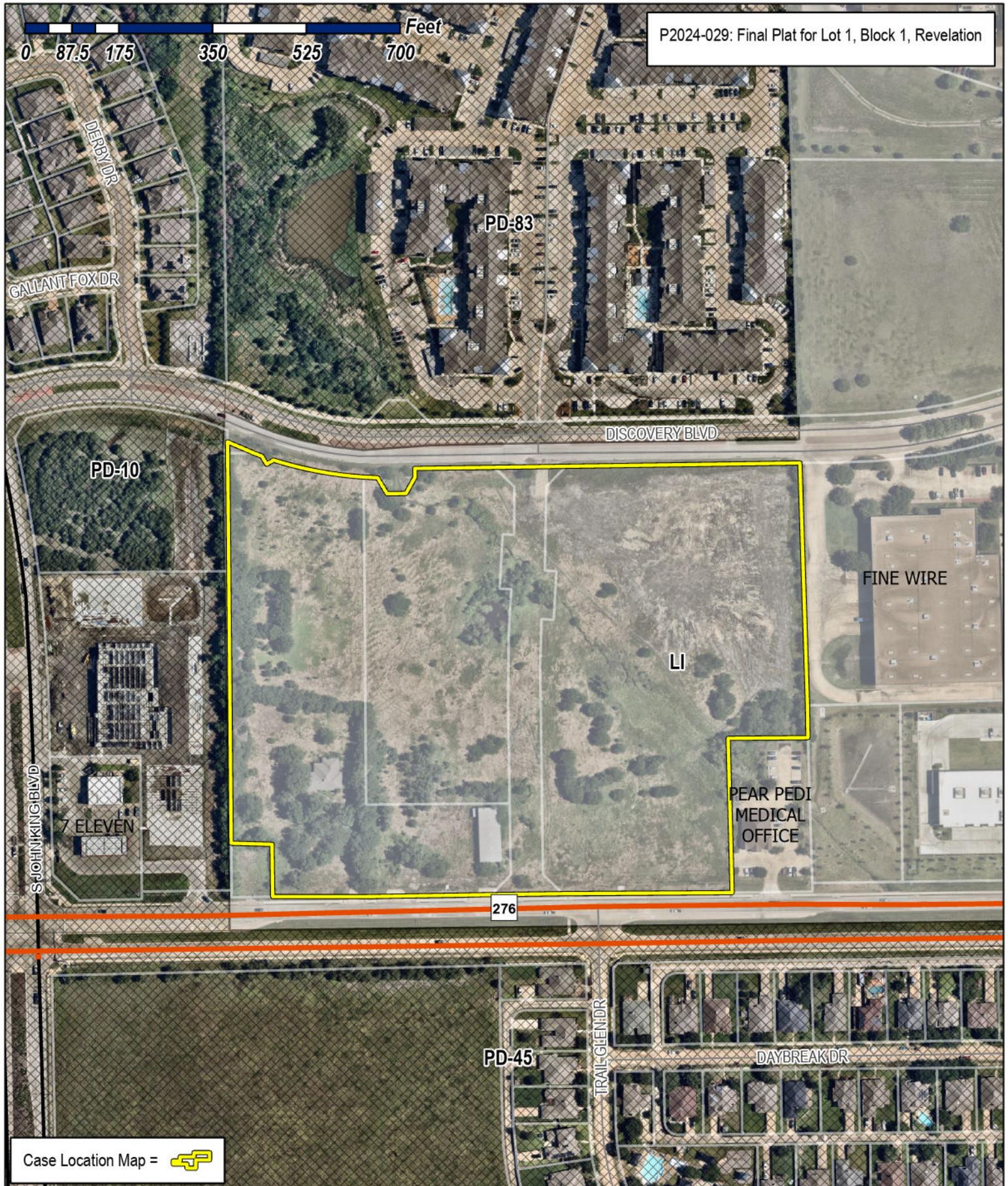
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF August, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/20/2027



Case Location Map = 

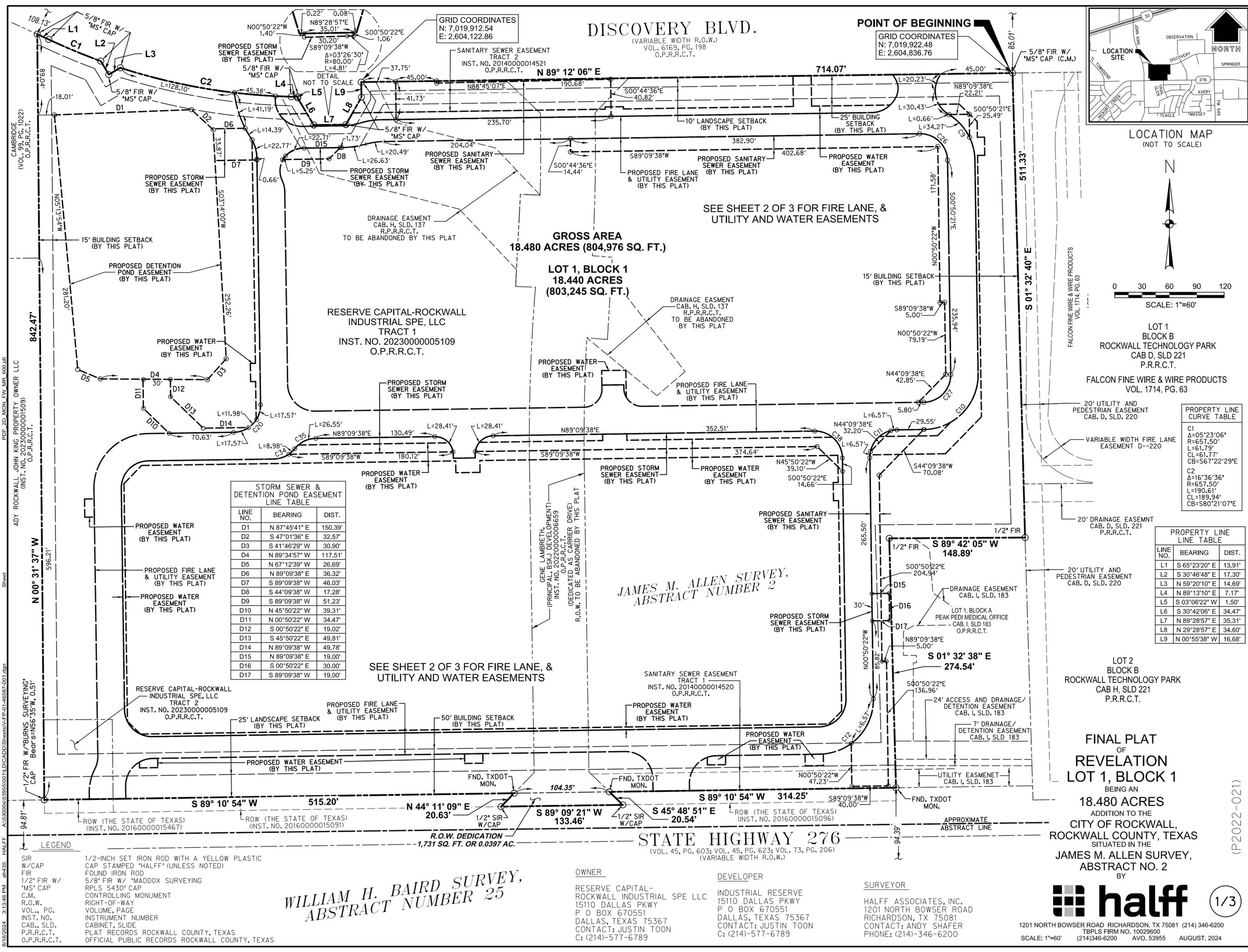


# City of Rockwall

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.





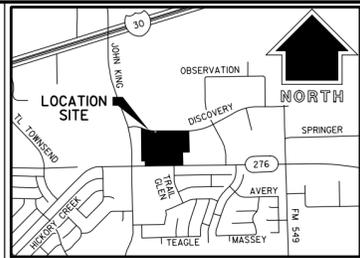
**DISCOVERY BLVD.**

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.

**POINT OF BEGINNING**

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N: 7,019,922.48  
E: 2,604,836.76

GRID COORDINATES  
N: 7,019,912.54  
E: 2,604,122.86



LOCATION MAP  
(NOT TO SCALE)



0 30 60 90 120  
SCALE: 1"=60'

**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES  
(803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
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D11	N 00°50'22" W	34.47'
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D15	N 89°09'38" E	19.00'
D16	S 00°50'22" E	30.00'
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PROPERTY LINE CURVE TABLE

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L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

**FINAL PLAT**  
OF  
**REVELATION**  
**LOT 1, BLOCK 1**  
BEING AN  
**18.480 ACRES**  
ADDITION TO THE  
**CITY OF ROCKWALL,**  
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BY

1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 539955 AUGUST, 2024

**WILLIAM H. BAIRD SURVEY,**  
**ABSTRACT NUMBER 25**

**OWNER**  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
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**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFFER  
PHONE: (214)-346-6200

8/18/2024 3:13:46 PM AH435 HALFF AV:53000as539550001LDVCADD\Sheets\FP-01-46587-001.dgn Sheet

(P2022-021)

DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.



SCALE: 1"=60'

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
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L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

LINE NO.	BEARING	DIST.
C1	Δ=05°23'06"	R=657.50'
C2	Δ=16°36'36"	R=657.50'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=15°48'19"	R=80.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
C30	Δ=50°42'42"	R=30.00'
C31	Δ=50°42'42"	R=30.00'
C32	Δ=90°00'00"	R=20.00'
C33	Δ=90°00'00"	R=20.00'
C34	Δ=50°42'42"	R=30.00'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
C37	Δ=90°00'00"	R=20.00'
C38	Δ=90°00'00"	R=30.00'
C39	Δ=90°00'02"	R=30.00'

LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" W	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

LINE NO.	BEARING	DIST.
C1	Δ=99°46'16"	R=29.00'
C2	Δ=15°48'19"	R=80.00'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=68°28'50"	R=30.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
C30	Δ=50°42'42"	R=30.00'
C31	Δ=50°42'42"	R=30.00'
C32	Δ=90°00'00"	R=20.00'
C33	Δ=90°00'00"	R=20.00'
C34	Δ=50°42'42"	R=30.00'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
C37	Δ=90°00'00"	R=20.00'
C38	Δ=90°00'00"	R=30.00'
C39	Δ=90°00'02"	R=30.00'

LINE NO.	BEARING	DIST.
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
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C32	Δ=90°00'00"	R=20.00'
C33	Δ=90°00'00"	R=20.00'
C34	Δ=50°42'42"	R=30.00'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
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JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

GENE LAMBRETH,  
(PRINCIPAL, BSKJ DEVELOPMENT)  
INST. NO. 20220000006659  
O.P.R.R.C.T.  
DEDICATED AS CARRIER DRIVEN  
R.O.W. TO BE ABANDONED BY THIS PLAT

SANITARY SEWER EASEMENT  
TRACT 1  
INST. NO. 20140000014520  
O.P.R.R.C.T.

24' ACCESS AND DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

7' DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

UTILITY EASEMENT  
CAB. I, SLD. 183

FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY



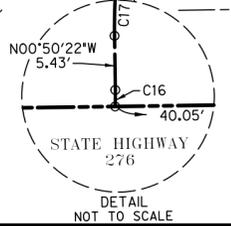
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

OWNER  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25



8/18/2024 3:13:24 PM ah435 HALF AV:53000as53955001LUDCADDShetisV\FP-02-46887-001.dgn Sheet

(P2022-021)

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS 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 situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 2023000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

**THENCE** South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

**THENCE** South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

**THENCE** South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

**THENCE** with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

**THENCE** North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

**THENCE** with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the **POINT OF BEGINNING AND CONTAINING** 804,976 square feet or 18.480 acres of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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

\_\_\_\_\_  
Property Owner Signature

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

\_\_\_\_\_  
**Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [LIEN HOLDER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

OWNER

RESERVE CAPITAL-  
ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

**GENERAL NOTES:**

- This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
- By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- The property is currently zoned L.L. (Light Industrial)

**STANDARD CITY SIGNATURE BLOCK**

\_\_\_\_\_  
**Planning & 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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Mayor, City of Rockwall**      **City Secretary**      **City Engineer**

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, 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.

\_\_\_\_\_  
**ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600**

**FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY**



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

3/3



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**TO:** Mayor and City Council  
**DATE:** August 27, 2024  
**APPLICANT:** Justin Toon, *Reserve Capital*  
**CASE NUMBER:** P2024-029; *Final Plat for Lot 1, Block A, Revelation Addition*

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### **SUMMARY**

Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a Final Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

### **PLAT INFORMATION**

- Purpose. The applicant is requesting approval of a Final Plat for an 18.480-acre tract of land (i.e. Tracts 1, 1-3, & 1-7 of the J.M. Allen Survey, Abstract No. 2) for the purpose of establishing the required easements for the development of a Warehouse/Distribution Center.
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018. On May 2, 2022, the City Council approved a preliminary plat [*Case No. P2022-021*] for the subject property to facilitate the development of a proposed industrial project. On July 26, 2022, the Planning and Zoning Commission approved a site plan for the purpose of establishing a Warehouse/Distribution Center on the subject property. On April 9, 2024, the Planning and Zoning Commission approved an amended site plan granting a variance to the berm requirements along SH-276.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in 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, Revelation Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) 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 August 27, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 1775 STATE HIGHWAY 276, ROCKWALL, TX 75032

SUBDIVISION REVELATION

LOT 1

BLOCK 1

GENERAL LOCATION LAMBRETH TRACT EAST OF JOHN KING BETWEEN DISCOVERY BLVD. & SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE LAND / AG

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE LIGHT INDUSTRIAL

ACREAGE 18.48

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Reserve Capital - Rockwall Industrial PE

APPLICANT

CONTACT PERSON Justin Toon

CONTACT PERSON

ADDRESS 12404 Park Central Dr

ADDRESS

Ste 250-S

CITY, STATE & ZIP Dallas, TX 75251

CITY, STATE & ZIP

PHONE 214-988-1360

PHONE

E-MAIL Justin@reservecappartners.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

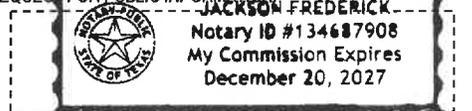
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clint Riley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 169.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF August, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

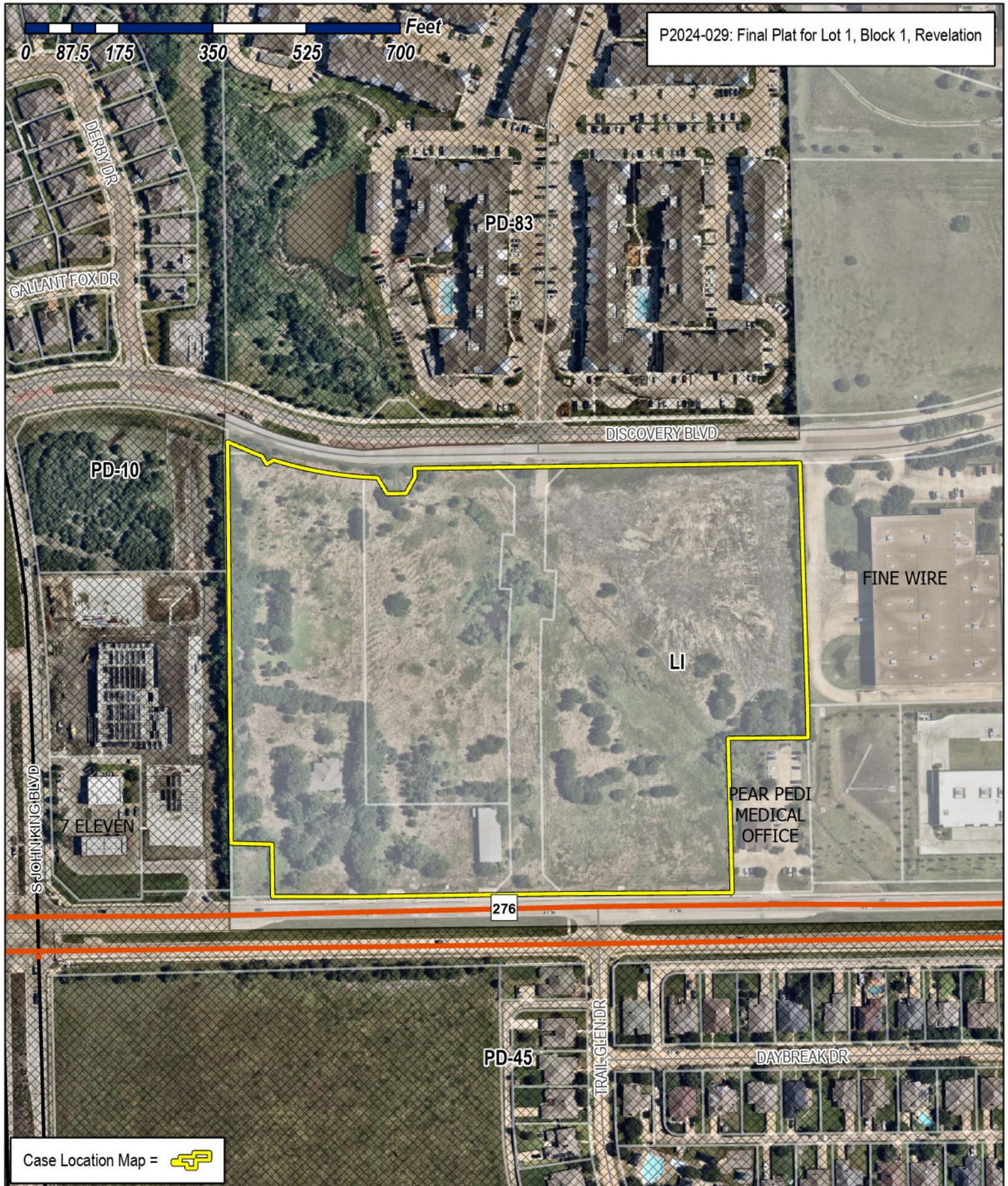
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF August, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/20/2027



Case Location Map =

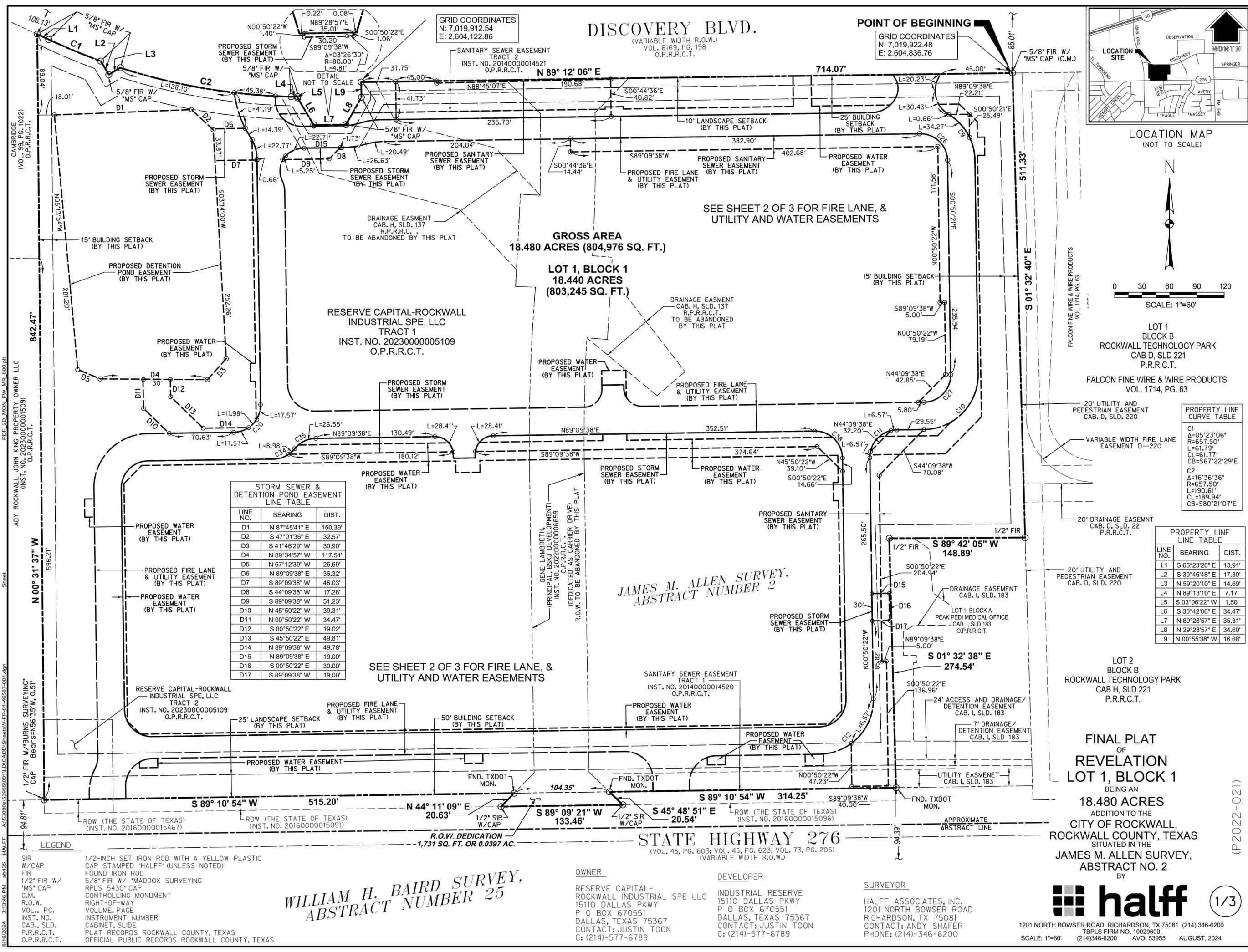


# City of Rockwall

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.





PDF 2D MON. FW. MR. 600.dwg  
 ADY ROCKWALL JOHN KING PROPERTY OWNER LLC (INST. NO. 2023000001509) O.P.R.R.C.T.  
 8/18/2024 3:13:46 PM ah435 HALFF AV:53000as539550001LDVCADD\Sheets\FP-01-46897-001.dgn

**LEGEND**

SIR	1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
W/CAP	FOUND IRON ROD
FIR	5/8" FIR W/ "MADDOX SURVEYING"
1/2" FIR W/ "MS" CAP	RPLS 5430" CAP
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CAB., SLD.	CABINET, SLIDE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**STORM SEWER & DETENTION POND EASEMENT LINE TABLE**

LINE NO.	BEARING	DIST.
D1	N 87°45'41" E	150.39'
D2	S 47°01'36" E	32.57'
D3	S 41°46'29" W	30.90'
D4	N 89°34'57" W	117.51'
D5	N 67°12'39" W	26.69'
D6	N 89°09'38" E	36.32'
D7	S 89°09'38" W	46.03'
D8	S 44°09'38" W	17.28'
D9	S 89°09'38" W	51.23'
D10	N 45°50'22" W	39.31'
D11	N 00°50'22" W	34.47'
D12	S 00°50'22" E	19.02'
D13	S 45°50'22" E	49.81'
D14	N 89°09'38" W	49.78'
D15	N 89°09'38" E	19.00'
D16	S 00°50'22" E	30.00'
D17	S 89°09'38" W	19.00'

**WILLIAM H. BAIRD SURVEY, ABSTRACT NUMBER 25**

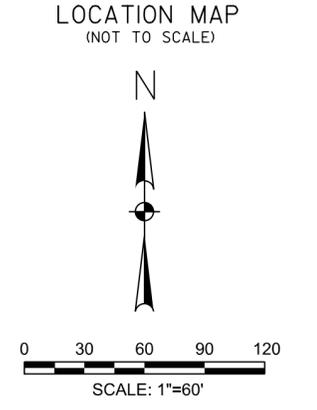
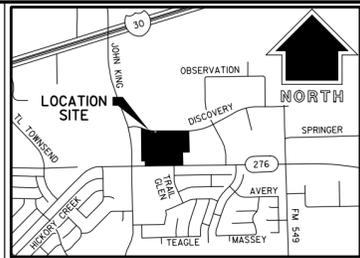
**OWNER**  
 RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
 15110 DALLAS PKWY  
 P O BOX 670551  
 DALLAS, TEXAS 75367  
 CONTACT: JUSTIN TOON  
 C: (214)-577-6789

**DEVELOPER**  
 INDUSTRIAL RESERVE  
 15110 DALLAS PKWY  
 P O BOX 670551  
 DALLAS, TEXAS 75367  
 CONTACT: JUSTIN TOON  
 C: (214)-577-6789

**SURVEYOR**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: ANDY SHAFER  
 PHONE: (214)-346-6200



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
 TBPLS FIRM NO. 10029600  
 SCALE: 1"=60' (214)346-6200 AVO. 539955 AUGUST, 2024



**LOT 1 BLOCK B ROCKWALL TECHNOLOGY PARK CAB D, SLD 221 P.R.R.C.T.**  
**FALCON FINE WIRE & WIRE PRODUCTS VOL. 1714, PG. 63**

**PROPERTY LINE CURVE TABLE**

C1	Δ=05°23'06" R=657.50' L=61.79' CL=61.77' CB=567'22'29"E
C2	Δ=16°36'36" R=657.50' L=190.61' CL=189.94' CB=580'21'07"E

**PROPERTY LINE TABLE**

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

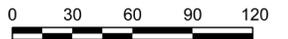
**LOT 2 BLOCK B ROCKWALL TECHNOLOGY PARK CAB H, SLD 221 P.R.R.C.T.**

**FINAL PLAT OF REVELATION LOT 1, BLOCK 1 BEING AN 18.480 ACRES ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SITUATED IN THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2 BY**

(P2022-021)

# DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.



SCALE: 1"=60'

LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

LINE NO.	BEARING	DIST.
C1	Δ=05°23'06"	R=657.50'
C2	Δ=16°36'36"	R=657.50'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=15°48'19"	R=80.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'

LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" W	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

LINE NO.	BEARING	DIST.
C1	Δ=99°46'16"	R=29.00'
C2	Δ=15°48'19"	R=80.00'
C3	Δ=17°48'49"	R=80.00'
C4	Δ=68°28'50"	R=30.00'
C5	Δ=43°02'20"	R=20.00'
C6	Δ=16°58'31"	R=30.00'
C7	Δ=38°38'01"	R=30.00'
C8	Δ=58°07'11"	R=30.00'
C9	Δ=55°46'53"	R=60.00'
C10	Δ=90°00'04"	R=60.00'
C11	Δ=90°00'00"	R=30.00'
C12	Δ=90°00'00"	R=60.00'
C13	Δ=90°00'00"	R=30.00'
C14	Δ=89°48'33"	R=30.00'
C15	Δ=90°00'00"	R=30.00'
C16	Δ=03°09'41"	R=30.00'
C17	Δ=27°54'20"	R=56.00'
C18	Δ=27°54'20"	R=30.00'
C19	Δ=90°00'00"	R=60.00'
C20	Δ=90°00'00"	R=30.00'
C21	Δ=28°59'47"	R=14.61'

LINE NO.	BEARING	DIST.
C22	Δ=27°35'28"	R=115.41'
C23	Δ=114°25'14"	R=49.93'
C24	Δ=14°40'19"	R=104.00'
C25	Δ=14°40'19"	R=80.00'
C26	Δ=85°09'23"	R=30.00'
C27	Δ=90°00'00"	R=30.00'
C28	Δ=90°00'00"	R=20.00'
C29	Δ=90°00'00"	R=20.00'
C30	Δ=44°59'12"	R=47.12'
C31	Δ=42°43'13"	R=13.86'
C32	Δ=90°00'00"	R=30.00'
C33	Δ=90°00'00"	R=30.00'
C34	Δ=50°42'42"	R=30.00'
C35	Δ=50°42'42"	R=30.00'
C36	Δ=90°00'00"	R=20.00'
C37	Δ=90°00'00"	R=20.00'
C38	Δ=90°00'00"	R=30.00'
C39	Δ=90°00'02"	R=30.00'

**GROSS AREA**  
18.480 ACRES (804,976 SQ. FT.)

**LOT 1, BLOCK 1**  
18.440 ACRES (803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 1  
INST. NO. 20230000005109  
O.P.R.R.C.T.

JAMES M. ALLEN SURVEY,  
ABSTRACT NUMBER 2

GENE LAMBRETH,  
(PRINCIPAL, BSKJ DEVELOPMENT)  
INST. NO. 20220000006659  
O.P.R.R.C.T.  
DEDICATED AS CARRIER DRIVEN  
R.O.W. TO BE ABANDONED BY THIS PLAT

PROPOSED FIRE LANE & UTILITY EASEMENT (BY THIS PLAT)

PROPOSED WATER EASEMENT (BY THIS PLAT)

RESERVE CAPITAL-ROCKWALL  
INDUSTRIAL SPE, LLC  
TRACT 2  
INST. NO. 20230000005109  
O.P.R.R.C.T.

PROPOSED FIRE LANE & UTILITY EASEMENT (BY THIS PLAT)

PROPOSED WATER EASEMENT (BY THIS PLAT)

SANITARY SEWER EASEMENT  
TRACT 1  
INST. NO. 20140000014520  
O.P.R.R.C.T.

24' ACCESS AND DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

7' DRAINAGE/  
DETENTION EASEMENT  
CAB. I, SLD. 183

UTILITY EASEMENT  
CAB. I, SLD. 183

R.O.W. DEDICATION  
1,731 SQ. FT. OR 0.0397 AC.

STATE HIGHWAY 276  
(VOL. 45, PG. 603; VOL. 45, PG. 623; VOL. 73, PG. 206)  
(VARIABLE WIDTH R.O.W.)

FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY

WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25

OWNER  
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER  
INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200



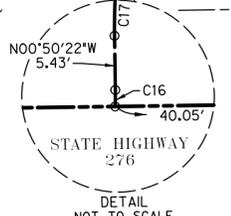
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

PDF 2D MON. FV. MR. 600.plt

Sheet

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**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS 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 situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 2023000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

**THENCE** South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

**THENCE** South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

**THENCE** South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

**THENCE** with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

**THENCE** North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

**THENCE** with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the **POINT OF BEGINNING AND CONTAINING** 804,976 square feet or 18.480 acres of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REVELATION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REVELATION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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

\_\_\_\_\_  
Property Owner Signature

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

\_\_\_\_\_  
**Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared [LIEN HOLDER], 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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Notary Public in and for the State of Texas My Commission Expires**

OWNER

RESERVE CAPITAL-  
ROCKWALL INDUSTRIAL SPE LLC  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE  
15110 DALLAS PKWY  
P O BOX 670551  
DALLAS, TEXAS 75367  
CONTACT: JUSTIN TOON  
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDY SHAFER  
PHONE: (214)-346-6200

**GENERAL NOTES:**

- This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
- By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- The property is currently zoned L.L. (Light Industrial)

**STANDARD CITY SIGNATURE BLOCK**

\_\_\_\_\_  
**Planning & 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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

\_\_\_\_\_  
**Mayor, City of Rockwall**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Engineer**

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, 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.

\_\_\_\_\_  
**ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600**

**FINAL PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY**



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200  
TBPLS FIRM NO. 10029600  
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

3/3



DATE: September 4, 2024

TO: Justin Toon  
12404 Part Central Drive  
Suite 250-S  
Dallas, Texas 75251

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2024-029; *Final Plat for Lot 1, Block A, Revelation Addition*

Justin:

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 September 3, 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 August 27, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.

City Council

On September 3, 2024, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> 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 1<sup>st</sup> and December 31<sup>st</sup>, 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) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department