



**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>
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- 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 2911 Discovery Boulevard, Rockwall, Texas

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1 BLOCK B

GENERAL LOCATION SE Corner of Discovery Blvd. and Corporate Crossing

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

CURRENT ZONING Light Industrial with SUP for factory store

CURRENT USE Undeveloped

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Office/Manufacturing/Warehouse/Factory Store

ACREAGE 10.65

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 Rockwall EDC

APPLICANT DB Constructors, Inc

CONTACT PERSON Phil Wagner

CONTACT PERSON Matthew J Peterson

ADDRESS 2610 Observation Trail, Suite 104

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, Texas 76106

PHONE 972-772-0025

PHONE 972-837-6244

E-MAIL pwagner@rockwalledc.com

E-MAIL matthew@dbconstructors.com

### NOTARY VERIFICATION [REQUIRED]

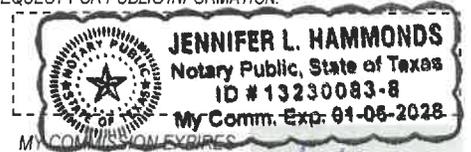
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

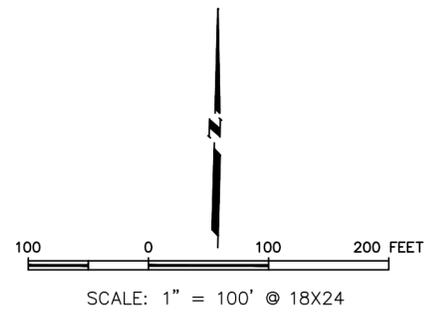
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 513.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

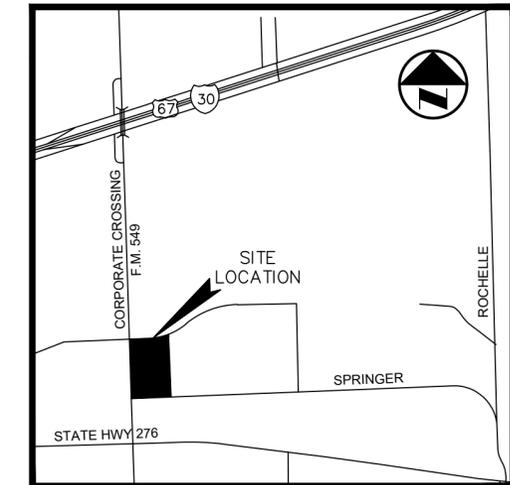
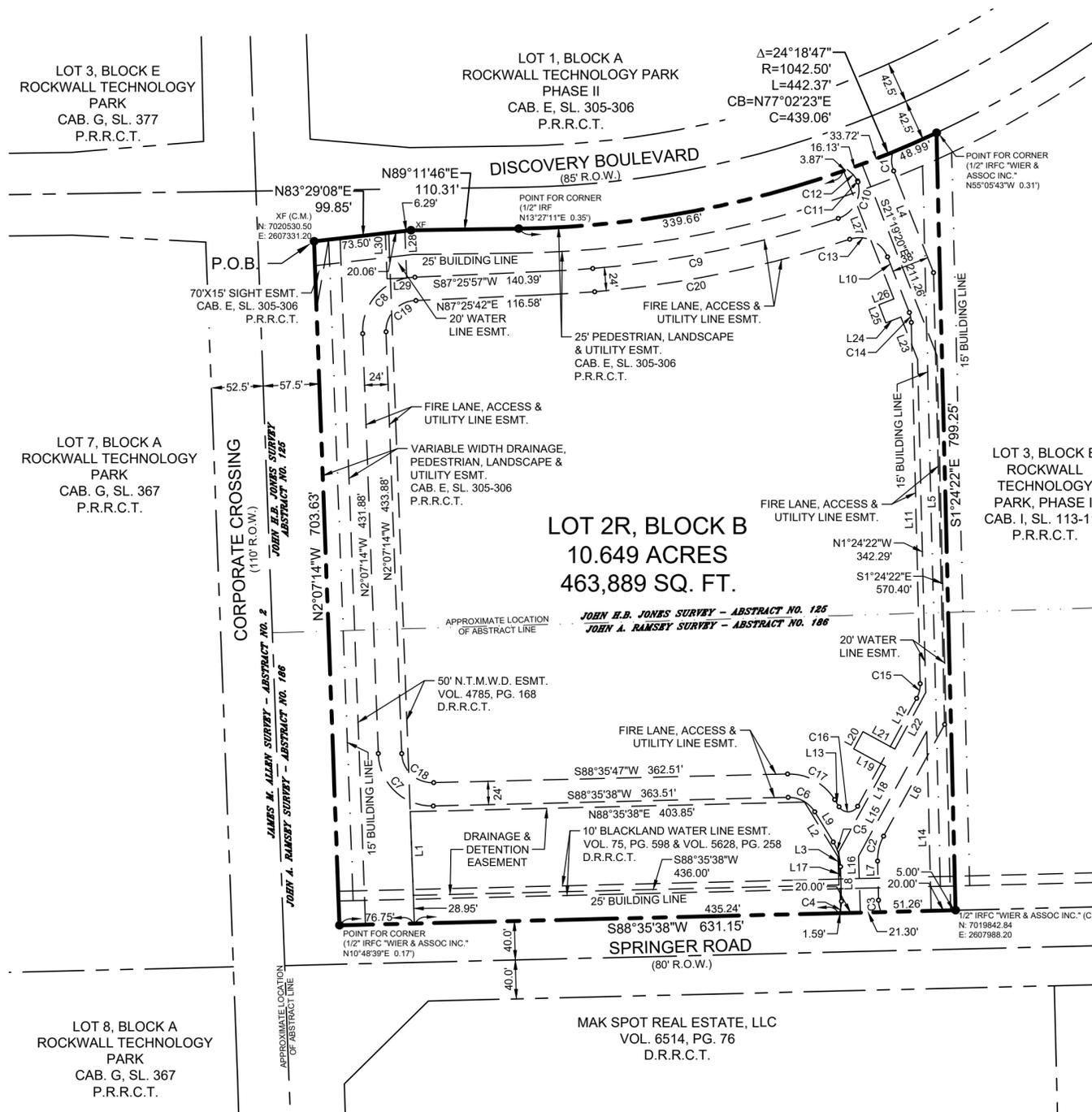
OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°07'14"W	86.06'
L2	S31°26'13"E	65.64'
L3	S02°07'14"E	29.22'
L4	S21°19'20"E	112.20'
L5	S01°24'22"E	464.49'
L6	S28°33'47"W	130.77'
L7	S01°24'22"E	40.21'
L8	S01°24'22"E	35.49'
L9	S31°26'13"E	36.45'
L10	S21°19'20"E	61.39'
L11	S01°24'22"E	371.43'
L12	S28°33'47"W	126.28'
L13	S31°26'13"E	8.61'
L14	N01°24'22"W	184.56'
L15	S28°33'47"W	146.04'
L16	S01°47'28"E	58.05'
L17	N01°47'28"W	63.34'
L18	N28°33'47"E	99.87'
L19	N61°26'13"W	37.18'
L20	N28°33'47"E	20.00'
L21	S61°26'13"E	37.18'
L22	N28°33'47"E	66.28'
L23	N21°19'20"W	46.91'
L24	S68°40'40"W	16.47'
L25	N21°19'20"W	20.00'
L26	N68°40'40"E	16.47'
L27	N21°19'20"W	141.30'
L28	S02°12'35"E	48.43'
L29	S87°47'25"W	20.00'
L30	N02°12'35"W	46.92'



LOCATION MAP  
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°23'40"	31.00'	19.69'	S03°07'30"E	19.36'
C2	29°58'09"	51.00'	26.68'	S13°34'43"W	26.37'
C3	24°37'35"	29.37'	12.62'	S12°23'34"E	12.53'
C4	23°13'24"	31.00'	12.57'	N10°12'20"E	12.48'
C5	30°01'51"	51.00'	26.73'	N16°25'17"W	26.43'
C6	59°58'09"	31.00'	32.45'	N61°25'17"W	30.99'
C7	90°19'38"	55.00'	86.71'	S46°14'33"E	78.00'
C8	91°38'25"	55.00'	87.97'	S42°39'28"W	78.89'
C9	13°33'30"	1087.00'	257.22'	N78°26'33"E	256.62'
C10	86°36'21"	31.00'	46.86'	N28°21'37"E	42.52'
C11	12°45'34"	6.00'	1.34'	N21°19'20"W	1.33'
C12	29°13'35"	31.00'	15.81'	N42°18'55"W	15.64'
C13	87°14'22"	31.00'	47.20'	N64°56'32"W	42.77'
C14	19°54'58"	30.00'	10.43'	N11°21'51"W	10.38'
C15	29°58'09"	30.00'	15.69'	N13°34'43"E	15.51'
C16	120°00'00"	11.00'	23.04'	N88°33'47"E	19.05'
C17	59°58'09"	55.00'	57.57'	N61°25'17"W	54.97'
C18	91°08'03"	31.00'	49.31'	S47°41'16"E	44.27'
C19	91°24'19"	31.00'	49.46'	S43°34'55"W	44.37'
C20	13°47'03"	1111.00'	267.28'	N78°19'46"E	266.64'

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS REPLAT IS FOR DEVELOPMENT.
- THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

OWNER / DEVELOPER  
 ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 697 EAST INTERSTATE 30  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 772-0025

REPLAT  
 LOT 2R, BLOCK B  
 ROCKWALL TECHNOLOGY PARK  
 PHASE II

BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.

BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NUMBER \_\_\_\_\_

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
 PH. (469) 333-8831; candy@votexsurveying.com  
 PROJECT NO. 2022-018 SHEET 1 OF 2

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS** ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the John H.B. Jones Survey, Abstract No. 125 and the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of Lot 2, Block B, Rockwall Technology Park, Phase II, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slides 113-115, Plat Records, Rockwall County, Texas; same being a portion of that tract of land conveyed to Rockwall Economic Development Corporation by deed recorded in Volume 2224, Page 226, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the south right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) with the east right-of-way line of Corporate Crossing (a 110-foot wide right-of-way); same being the northwest corner of said Lot 2;

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

N 83°29'08" E, a distance of 99.85 feet to an "X" cut in concrete found for an angle point;

N 89°11'46" E, a distance of 110.31 feet to a point for the beginning of a tangent curve to the left; from which a 1/2-inch iron rod found bears N 13°27'11" E, a distance of 0.35 feet;

In a northeasterly direction, with said curve to the left having a central angle of 24°18'47", a radius of 1042.50 feet, a chord that bears N 77°02'23" E, a distance of 439.06 feet and an arc length of 442.37 feet to a point for the common north corner of said Lot 2 and Lot 3, Block B of said Rockwall Technology Park, Phase II; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC." bears N 55°05'43" W, a distance of 0.31 feet;

**THENCE** S 01°24'22" E, departing said south line Discovery Boulevard and with the common line of said Lots 2 and 3, a distance of 799.25 feet to a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" found in the north right-of-way line of Springer Road (an 80-foot wide right-of-way) at the common south corner of said Lots 2 and 3;

**THENCE** S 88°35'38" W, with said north right-of-way line of Springer Road, a distance of 631.15 feet to a point for corner at the intersection of said north right-of-way line with said east right-of-way line of Corporate Crossing; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" bears N 10°48'39" E, a distance of 0.17 feet;

**THENCE** N 02°07'14" W, with said east right-of-way line of Corporate Crossing, a distance of 703.63 feet to the **POINT OF BEGINNING** and containing 463,889 square feet or 10.649 acres of land, more or less.

**SURVEYOR'S STATEMENT**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PRELIMINARY**

RELEASED 11/10/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, PHASE II 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 further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK, PHASE II subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Witness our hands this the \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

By: Rockwall Economic Development Corporation,  
a Texas nonprofit corporation

\_\_\_\_\_  
Name

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Printed Name

**CITY SIGNATURES**

\_\_\_\_\_  
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 of \_\_\_\_\_, 2024.

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

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

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

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**OWNER / DEVELOPER**  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

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PROJECT NO. 2022-018 SHEET 2 OF 2*



# DEVELOPMENT APPLICATION

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385 S. Goliad Street  
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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2911 Discovery Boulevard, Rockwall, Texas

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1 BLOCK B

GENERAL LOCATION SE Corner of Discovery Blvd. and Corporate Crossing

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

CURRENT ZONING Light Industrial with SUP for factory store

CURRENT USE Undeveloped

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Office/Manufacturing/Warehouse/Factory Store

ACREAGE 10.65

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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APPLICANT DB Constructors, Inc

CONTACT PERSON Phil Wagner

CONTACT PERSON Matthew J Peterson

ADDRESS 2610 Observation Trail, Suite 104

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, Texas 76106

PHONE 972-772-0025

PHONE 972-837-6244

E-MAIL pwagner@rockwalledc.com

E-MAIL matthew@dbconstructors.com

### NOTARY VERIFICATION [REQUIRED]

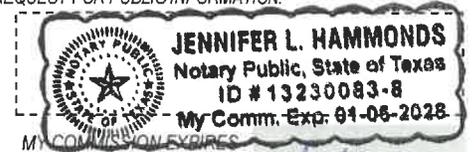
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

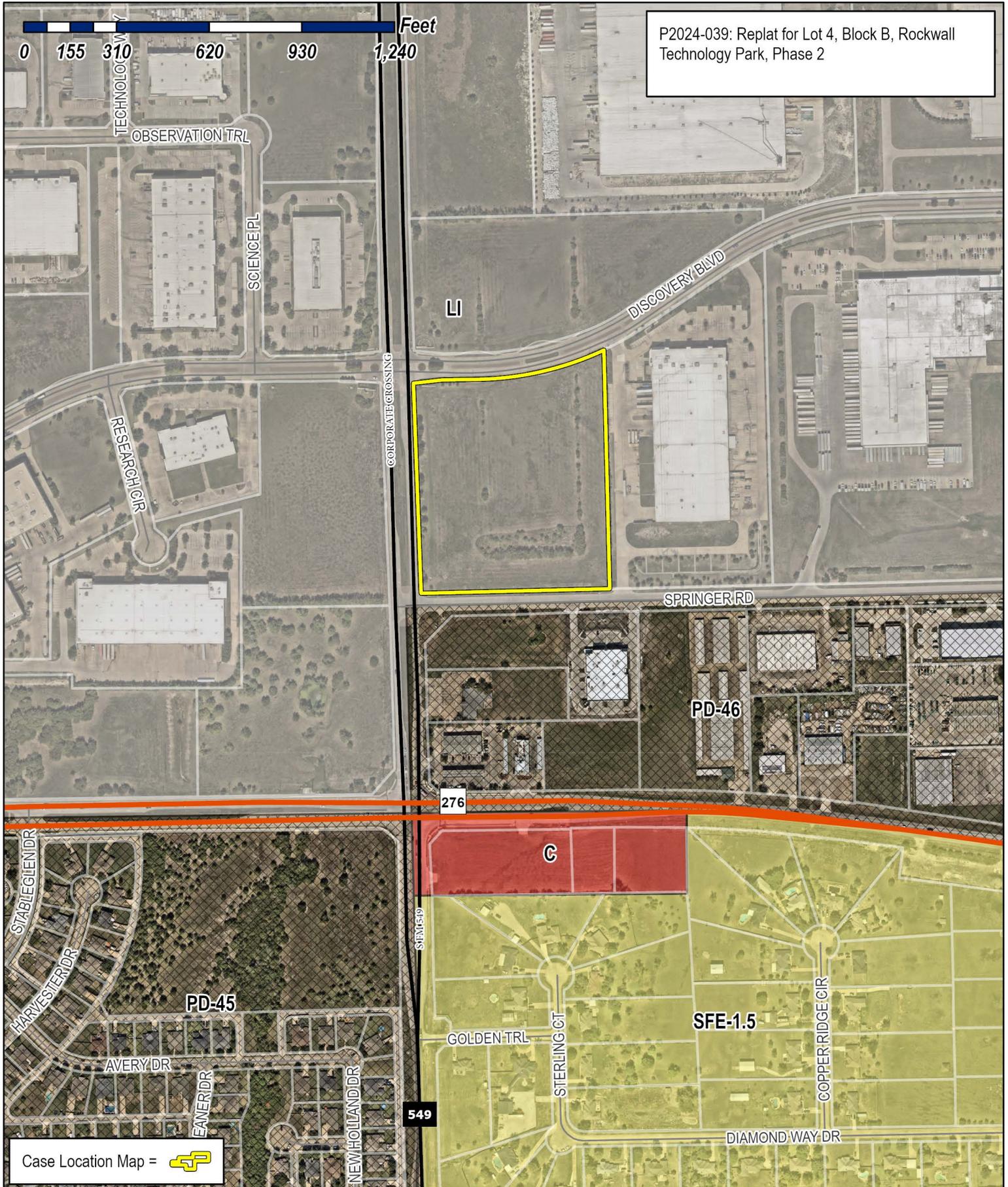
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 513.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2

Case Location Map = 

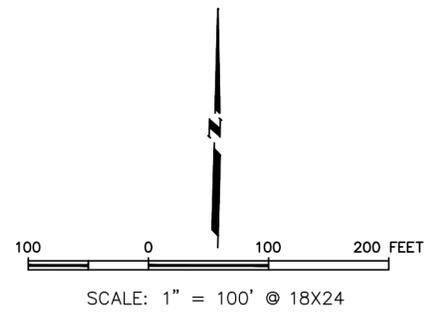


# City of Rockwall

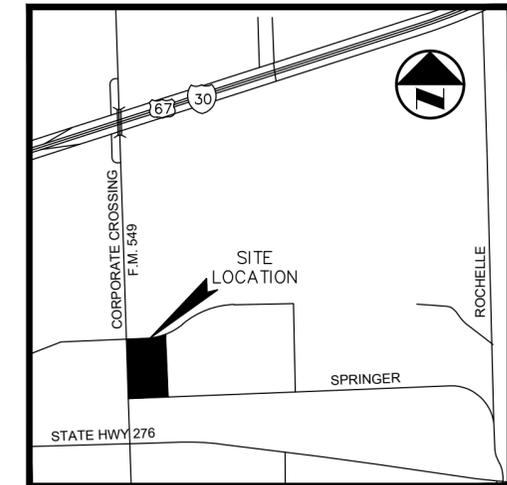
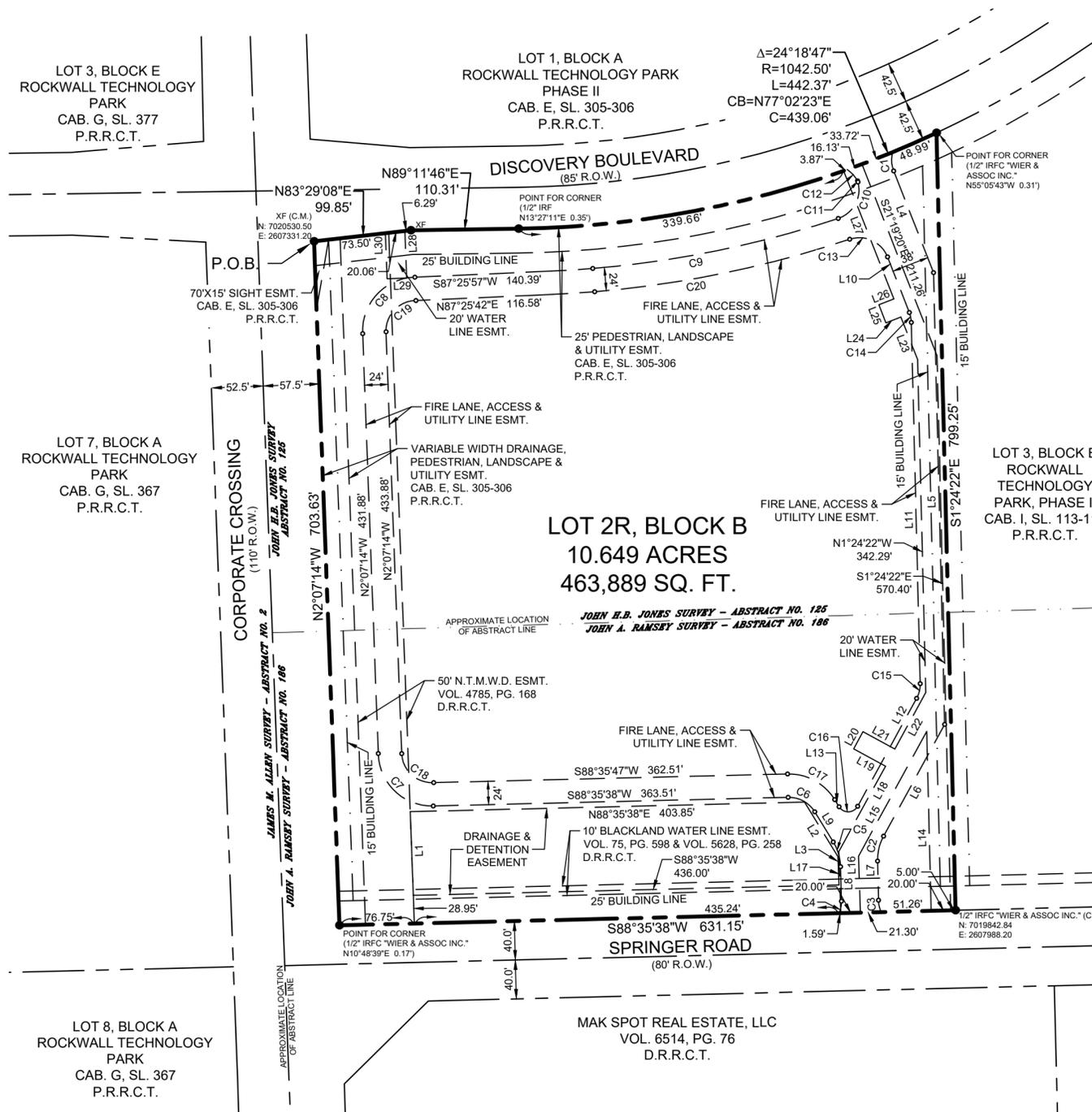
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°07'14"W	86.06'
L2	S31°26'13"E	65.64'
L3	S02°07'14"E	29.22'
L4	S21°19'20"E	112.20'
L5	S01°24'22"E	464.49'
L6	S28°33'47"W	130.77'
L7	S01°24'22"E	40.21'
L8	S01°24'22"E	35.49'
L9	S31°26'13"E	36.45'
L10	S21°19'20"E	61.39'
L11	S01°24'22"E	371.43'
L12	S28°33'47"W	126.28'
L13	S31°26'13"E	8.61'
L14	N01°24'22"W	184.56'
L15	S28°33'47"W	146.04'
L16	S01°47'28"E	58.05'
L17	N01°47'28"W	63.34'
L18	N28°33'47"E	99.87'
L19	N61°26'13"W	37.18'
L20	N28°33'47"E	20.00'
L21	S61°26'13"E	37.18'
L22	N28°33'47"E	66.28'
L23	N21°19'20"W	46.91'
L24	S68°40'40"W	16.47'
L25	N21°19'20"W	20.00'
L26	N68°40'40"E	16.47'
L27	N21°19'20"W	141.30'
L28	S02°12'35"E	48.43'
L29	S87°47'25"W	20.00'
L30	N02°12'35"W	46.92'



LOCATION MAP  
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°23'40"	31.00'	19.69'	S03°07'30"E	19.36'
C2	29°58'09"	51.00'	26.68'	S13°34'43"W	26.37'
C3	24°37'35"	29.37'	12.62'	S12°23'34"E	12.53'
C4	23°13'24"	31.00'	12.57'	N10°12'20"E	12.48'
C5	30°01'51"	51.00'	26.73'	N16°25'17"W	26.43'
C6	59°58'09"	31.00'	32.45'	N61°25'17"W	30.99'
C7	90°19'38"	55.00'	86.71'	S46°14'33"E	78.00'
C8	91°38'25"	55.00'	87.97'	S42°39'28"W	78.89'
C9	13°33'30"	1087.00'	257.22'	N78°26'33"E	256.62'
C10	86°36'21"	31.00'	46.86'	N28°21'37"E	42.52'
C11	12°45'34"	6.00'	1.34'	N21°19'20"W	1.33'
C12	29°13'35"	31.00'	15.81'	N42°18'55"W	15.64'
C13	87°14'22"	31.00'	47.20'	N64°56'32"W	42.77'
C14	19°54'58"	30.00'	10.43'	N11°21'51"W	10.38'
C15	29°58'09"	30.00'	15.69'	N13°34'43"E	15.51'
C16	120°00'00"	11.00'	23.04'	N88°33'47"E	19.05'
C17	59°58'09"	55.00'	57.57'	N61°25'17"W	54.97'
C18	91°08'03"	31.00'	49.31'	S47°41'16"E	44.27'
C19	91°24'19"	31.00'	49.46'	S43°34'55"W	44.37'
C20	13°47'03"	1111.00'	267.28'	N78°19'46"E	266.64'

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS REPLAT IS FOR DEVELOPMENT.
- THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

OWNER / DEVELOPER  
 ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 697 EAST INTERSTATE 30  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 772-0025

REPLAT  
 LOT 2R, BLOCK B  
 ROCKWALL TECHNOLOGY PARK  
 PHASE II

BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.

BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NUMBER \_\_\_\_\_

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
 PH. (469) 333-8831; candy@votexsurveying.com  
 PROJECT NO. 2022-018 SHEET 1 OF 2

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS** ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the John H.B. Jones Survey, Abstract No. 125 and the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of Lot 2, Block B, Rockwall Technology Park, Phase II, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slides 113-115, Plat Records, Rockwall County, Texas; same being a portion of that tract of land conveyed to Rockwall Economic Development Corporation by deed recorded in Volume 2224, Page 226, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the south right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) with the east right-of-way line of Corporate Crossing (a 110-foot wide right-of-way); same being the northwest corner of said Lot 2;

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

N 83°29'08" E, a distance of 99.85 feet to an "X" cut in concrete found for an angle point;

N 89°11'46" E, a distance of 110.31 feet to a point for the beginning of a tangent curve to the left; from which a 1/2-inch iron rod found bears N 13°27'11" E, a distance of 0.35 feet;

In a northeasterly direction, with said curve to the left having a central angle of 24°18'47", a radius of 1042.50 feet, a chord that bears N 77°02'23" E, a distance of 439.06 feet and an arc length of 442.37 feet to a point for the common north corner of said Lot 2 and Lot 3, Block B of said Rockwall Technology Park, Phase II; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC." bears N 55°05'43" W, a distance of 0.31 feet;

**THENCE** S 01°24'22" E, departing said south line Discovery Boulevard and with the common line of said Lots 2 and 3, a distance of 799.25 feet to a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" found in the north right-of-way line of Springer Road (an 80-foot wide right-of-way) at the common south corner of said Lots 2 and 3;

**THENCE** S 88°35'38" W, with said north right-of-way line of Springer Road, a distance of 631.15 feet to a point for corner at the intersection of said north right-of-way line with said east right-of-way line of Corporate Crossing; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" bears N 10°48'39" E, a distance of 0.17 feet;

**THENCE** N 02°07'14" W, with said east right-of-way line of Corporate Crossing, a distance of 703.63 feet to the **POINT OF BEGINNING** and containing 463,889 square feet or 10.649 acres of land, more or less.

**SURVEYOR'S STATEMENT**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PRELIMINARY**

RELEASED 11/10/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, PHASE II 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 further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK, PHASE II subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Witness our hands this the \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

By: Rockwall Economic Development Corporation,  
a Texas nonprofit corporation

\_\_\_\_\_  
Name

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Printed Name

**OWNER / DEVELOPER**  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

**CITY SIGNATURES**

\_\_\_\_\_  
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 of \_\_\_\_\_, 2024.

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

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

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

**REPLAT  
LOT 2R, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II**

**BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY  
PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN  
CABINET I, SLIDES 113-115.**

**BEING 10.649 ACRES OF LAND LOCATED IN THE  
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &  
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER \_\_\_\_\_**

*VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-018 SHEET 2 OF 2*



# 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:** November 26, 2024  
**APPLICANT:** Matthew J. Peterson; *DB Constructors, Inc.*  
**CASE NUMBER:** P2024-039; *Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 Addition*

---

### SUMMARY

Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 10.65-acre tract of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition*), establishing one (1) lot (*i.e. Lot 4, Block B, Rockwall Technology Park, Phase 2 Addition*) for the purpose of facilitating the construction of a *Light Manufacturing Facility* on the subject property.
- Background. A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property was replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [*i.e. Case No. P2014-036*] (*listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role*). The subject property has remained vacant since the time of annexation. On July 5, 2022, City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-022*] to allow for a 2,800 SF *General Retail Store* as part of a larger 189,000 SF *Light Manufacturing Facility* on the subject property. On July 12, 2022, the Planning and Zoning Commission approved a site plan (*i.e. Case No. SP2022-034*) for a *Light Manufacturing Facility* with a *General Retail Store* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat 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 Replat for *Lot 4, Block B, Rockwall Technology Park Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat 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: 11/20/2024

PROJECT NUMBER: P2024-039  
PROJECT NAME: Replat for Lot 2, Block b, Rockwall Technology Park Phase II  
SITE ADDRESS/LOCATIONS: 2911 DISCOVERY BLVD

CASE CAPTION: Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/20/2024	Approved w/ Comments

11/20/2024: P2024-039: Final Plat for Lot 4, Block B, Rockwall Technology Park, Phase 2 Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, and addressed as 2911 Corporate Crossing.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2024-037) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT  
LOT 4, BLOCK B  
ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION  
BEING A REPLAT OF  
LOT 2, BLOCK B  
ROCKWALL TECHNOLOGY PARK PHASE 2  
BEING  
ONE (1) LOT  
10.649-ACRES OR 463,889 SF  
SITUATED IN THE  
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &  
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove all building line setbacks from the subject property on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

M.8 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. 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.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. 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.

(4) Fire Lanes. 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.

M.9 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER      REGISTERED PUBLIC SURVEYOR NO. [OR]  
PROFESSIONAL ENGINEER NO.

M.10 Please remove the Notary Signature Block underneath the Surveyors Certificate.

M.11 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

---

CITY ENGINEER

I.12 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.13 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: November 26, 2024

City Council Meeting: December 10, 2024

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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	11/19/2024	Approved w/ Comments

11/19/2024: 1. Need to use City standard plat verbiage and notes.

2. Add: Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

3. List 100-yr WSEL of pond

4. Show existing 25' pedestrian, landscape, and utility easement along Springer. Cabinet E, Slide 305-306

5. What is this water easement for?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

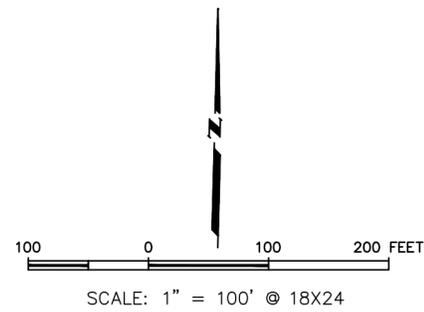
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved

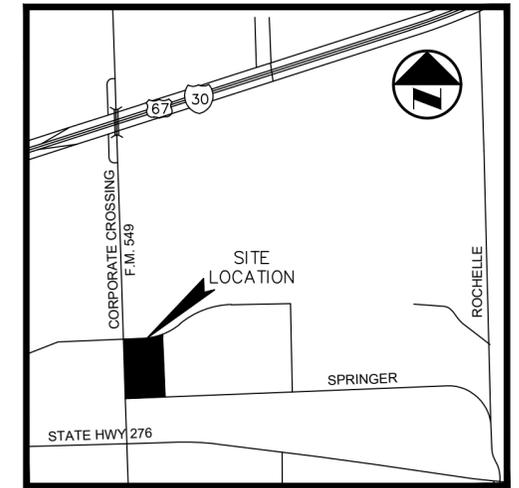
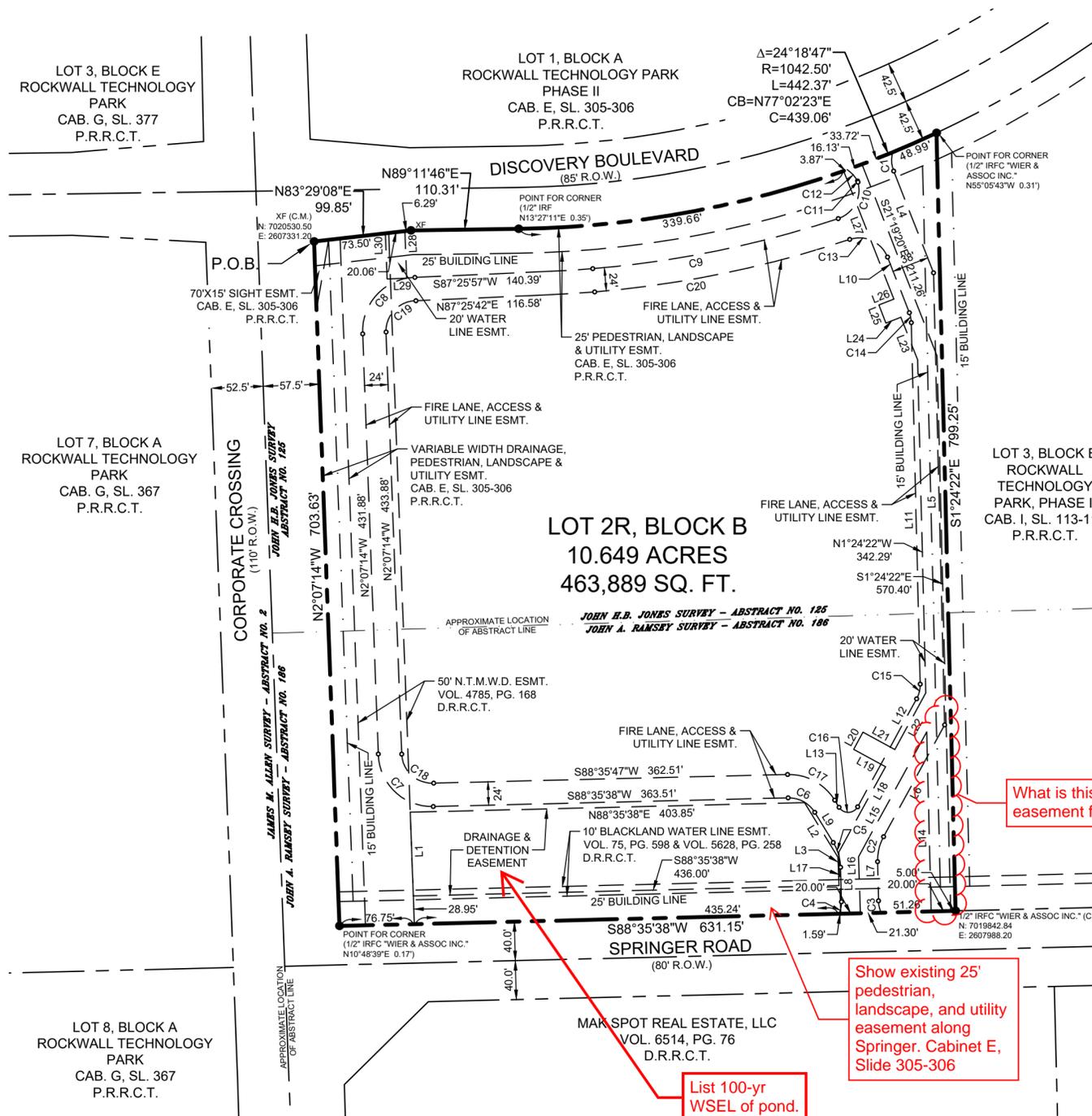
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments



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LOCATION MAP  
NOT TO SCALE

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C20	13°47'03"	1111.00'	267.28'	N78°19'46"E	266.64'

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS REPLAT IS FOR DEVELOPMENT.
- THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

OWNER / DEVELOPER  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

Add: Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Need to use City standard plat verbiage and notes

REPLAT  
LOT 2R, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II  
BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.  
BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER \_\_\_\_\_

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-018 SHEET 1 OF 2



# 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 2911 Discovery Boulevard, Rockwall, Texas

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1 BLOCK B

GENERAL LOCATION SE Corner of Discovery Blvd. and Corporate Crossing

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

CURRENT ZONING Light Industrial with SUP for factory store

CURRENT USE Undeveloped

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Office/Manufacturing/Warehouse/Factory Store

ACREAGE 10.65

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 Rockwall EDC

APPLICANT DB Constructors, Inc

CONTACT PERSON Phil Wagner

CONTACT PERSON Matthew J Peterson

ADDRESS 2610 Observation Trail, Suite 104

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, Texas 76106

PHONE 972-772-0025

PHONE 972-837-6244

E-MAIL pwagner@rockwalledc.com

E-MAIL matthew@dbconstructors.com

### NOTARY VERIFICATION [REQUIRED]

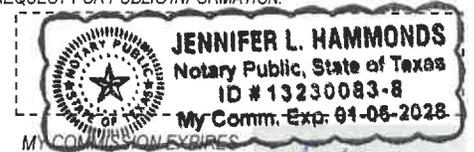
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

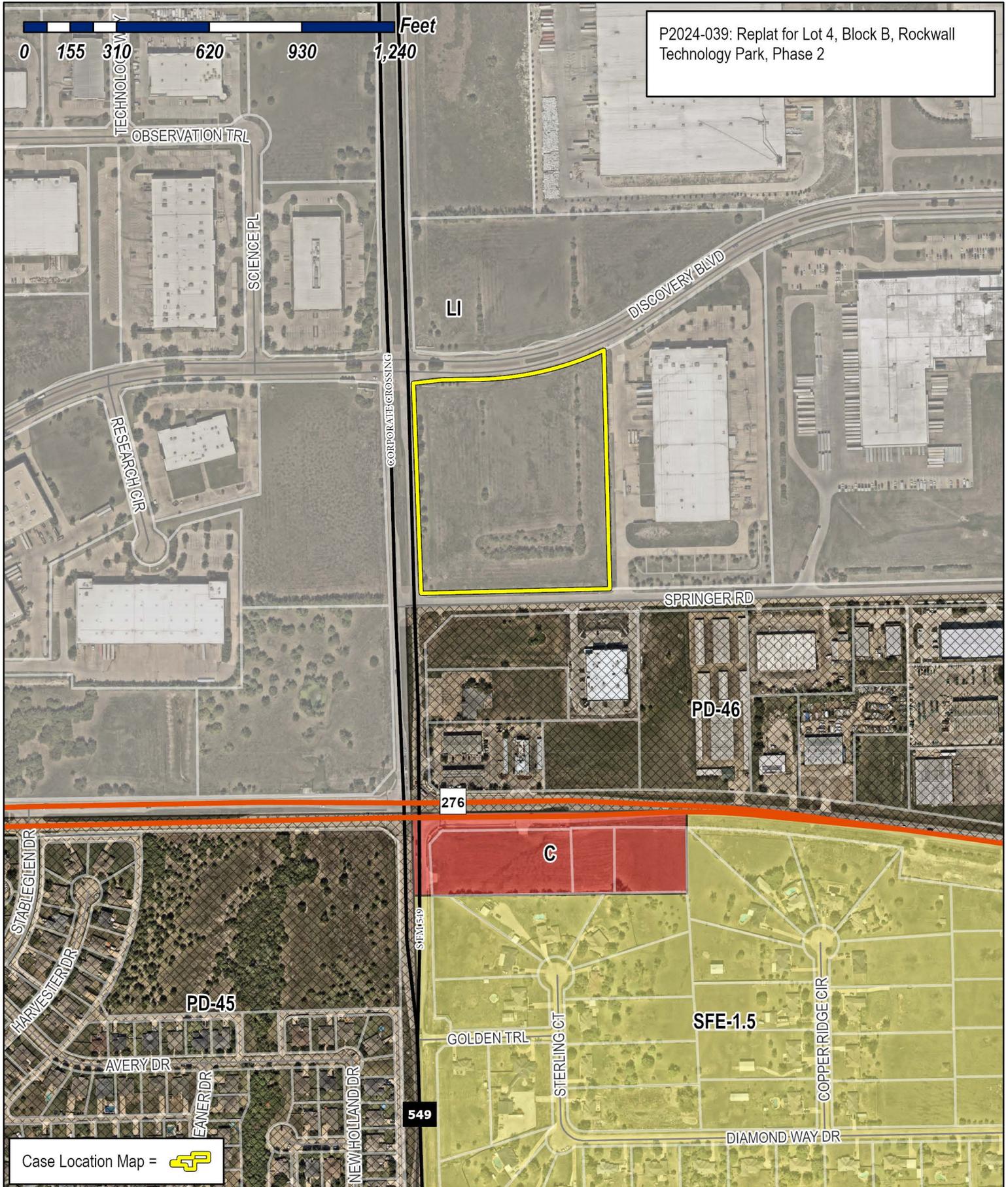
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 513.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2

Case Location Map = 

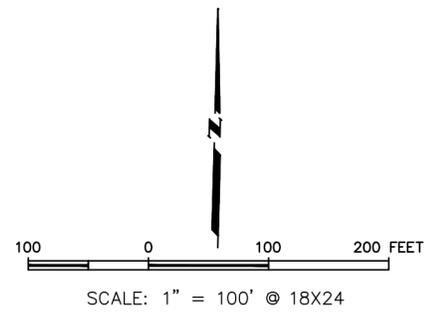


# City of Rockwall

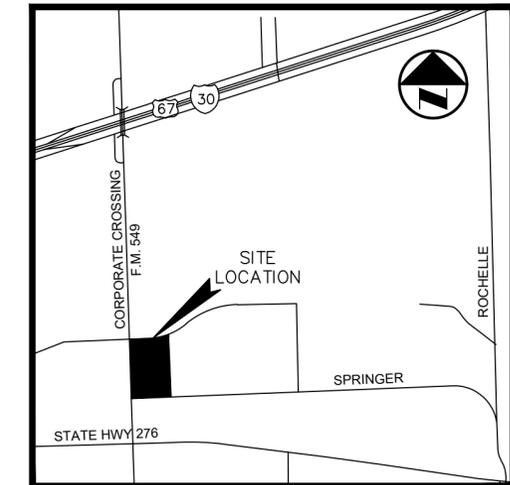
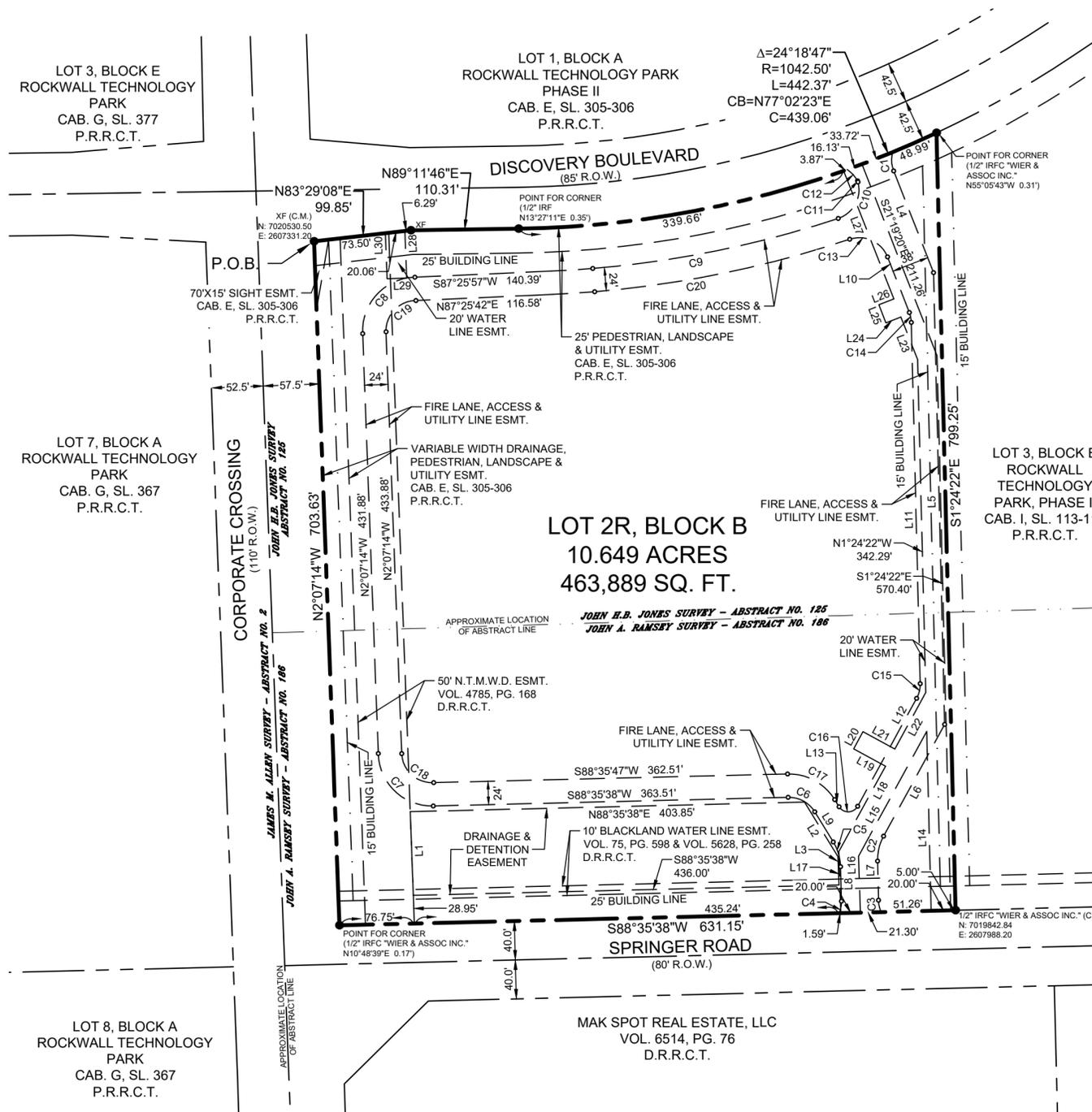
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





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LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

OWNER / DEVELOPER  
 ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 697 EAST INTERSTATE 30  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 772-0025

REPLAT  
 LOT 2R, BLOCK B  
 ROCKWALL TECHNOLOGY PARK  
 PHASE II  
 BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY  
 PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN  
 CABINET I, SLIDES 113-115.  
 BEING 10.649 ACRES OF LAND LOCATED IN THE  
 JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &  
 JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NUMBER \_\_\_\_\_

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
 PH. (469) 333-8831; candy@votexsurveying.com  
 PROJECT NO. 2022-018 SHEET 1 OF 2

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS** ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the John H.B. Jones Survey, Abstract No. 125 and the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of Lot 2, Block B, Rockwall Technology Park, Phase II, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slides 113-115, Plat Records, Rockwall County, Texas; same being a portion of that tract of land conveyed to Rockwall Economic Development Corporation by deed recorded in Volume 2224, Page 226, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the south right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) with the east right-of-way line of Corporate Crossing (a 110-foot wide right-of-way); same being the northwest corner of said Lot 2;

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

N 83°29'08" E, a distance of 99.85 feet to an "X" cut in concrete found for an angle point;

N 89°11'46" E, a distance of 110.31 feet to a point for the beginning of a tangent curve to the left; from which a 1/2-inch iron rod found bears N 13°27'11" E, a distance of 0.35 feet;

In a northeasterly direction, with said curve to the left having a central angle of 24°18'47", a radius of 1042.50 feet, a chord that bears N 77°02'23" E, a distance of 439.06 feet and an arc length of 442.37 feet to a point for the common north corner of said Lot 2 and Lot 3, Block B of said Rockwall Technology Park, Phase II; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC." bears N 55°05'43" W, a distance of 0.31 feet;

**THENCE** S 01°24'22" E, departing said south line Discovery Boulevard and with the common line of said Lots 2 and 3, a distance of 799.25 feet to a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" found in the north right-of-way line of Springer Road (an 80-foot wide right-of-way) at the common south corner of said Lots 2 and 3;

**THENCE** S 88°35'38" W, with said north right-of-way line of Springer Road, a distance of 631.15 feet to a point for corner at the intersection of said north right-of-way line with said east right-of-way line of Corporate Crossing; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" bears N 10°48'39" E, a distance of 0.17 feet;

**THENCE** N 02°07'14" W, with said east right-of-way line of Corporate Crossing, a distance of 703.63 feet to the **POINT OF BEGINNING** and containing 463,889 square feet or 10.649 acres of land, more or less.

**SURVEYOR'S STATEMENT**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PRELIMINARY**

RELEASED 11/10/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, PHASE II 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 further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK, PHASE II subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Witness our hands this the \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

By: Rockwall Economic Development Corporation,  
a Texas nonprofit corporation

\_\_\_\_\_  
Name

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Printed Name

**OWNER / DEVELOPER**  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

**CITY SIGNATURES**

\_\_\_\_\_  
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 of \_\_\_\_\_, 2024.

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

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

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

**REPLAT  
LOT 2R, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II**

**BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY  
PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN  
CABINET I, SLIDES 113-115.**

**BEING 10.649 ACRES OF LAND LOCATED IN THE  
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &  
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER \_\_\_\_\_**

*VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-018 SHEET 2 OF 2*



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Mayor and City Council  
**DATE:** December 02, 2024  
**APPLICANT:** Matthew J. Peterson; *DB Constructors, Inc.*  
**CASE NUMBER:** P2024-039; *Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 Addition*

---

### SUMMARY

Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 10.65-acre tract of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition*), establishing one (1) lot (*i.e. Lot 4, Block B, Rockwall Technology Park, Phase 2 Addition*) for the purpose of facilitating the construction of a *Light Manufacturing Facility* on the subject property.
- Background. A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property was replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [*i.e. Case No. P2014-036*] (*listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role*). The subject property has remained vacant since the time of annexation. On July 5, 2022, City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-022*] to allow for a 2,800 SF *General Retail Store* as part of a larger 189,000 SF *Light Manufacturing Facility* on the subject property. On July 12, 2022, the Planning and Zoning Commission approved a site plan (*i.e. Case No. SP2022-034*) for a *Light Manufacturing Facility* with a *General Retail Store* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat 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 City Council chooses to approve of the Replat for Lot 4, Block B, Rockwall Technology Park Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat 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 November 26, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Conway, Deckard, and Womble absent.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <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 2911 Discovery Boulevard, Rockwall, Texas

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1 BLOCK B

GENERAL LOCATION SE Corner of Discovery Blvd. and Corporate Crossing

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

CURRENT ZONING Light Industrial with SUP for factory store

CURRENT USE Undeveloped

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Office/Manufacturing/Warehouse/Factory Store

ACREAGE 10.65

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 Rockwall EDC

APPLICANT DB Constructors, Inc

CONTACT PERSON Phil Wagner

CONTACT PERSON Matthew J Peterson

ADDRESS 2610 Observation Trail, Suite 104

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, Texas 76106

PHONE 972-772-0025

PHONE 972-837-6244

E-MAIL pwagner@rockwalledc.com

E-MAIL matthew@dbconstructors.com

### NOTARY VERIFICATION [REQUIRED]

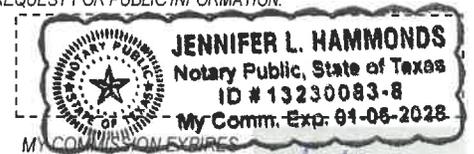
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

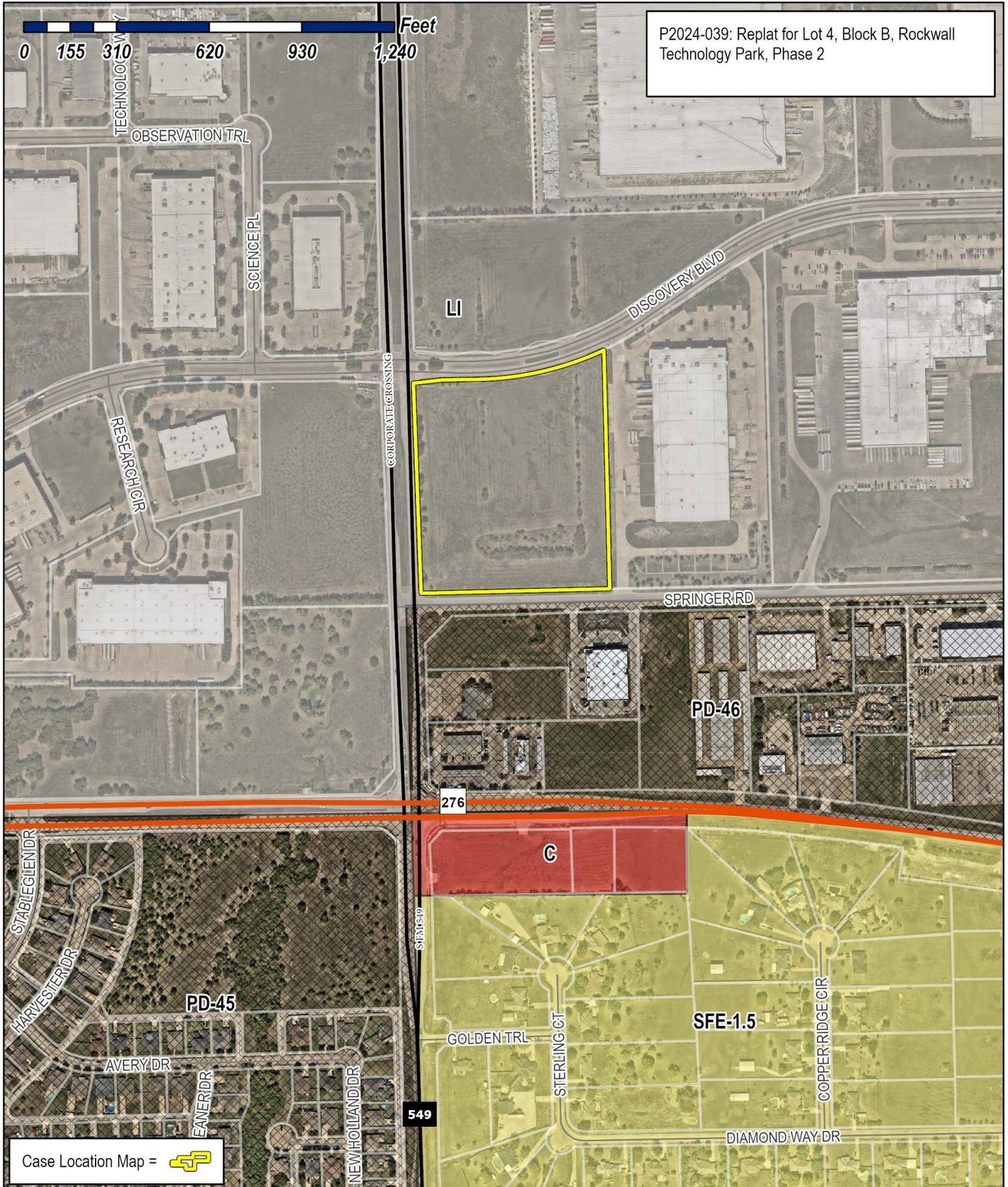
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 513.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2

Case Location Map =

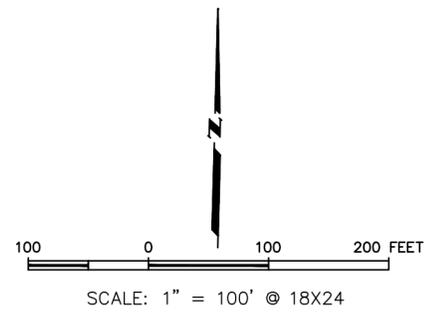


# City of Rockwall

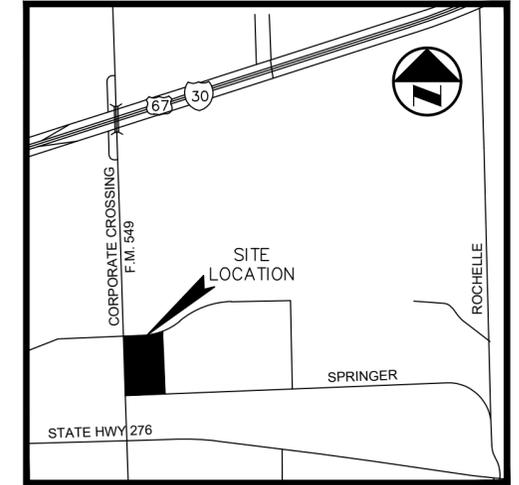
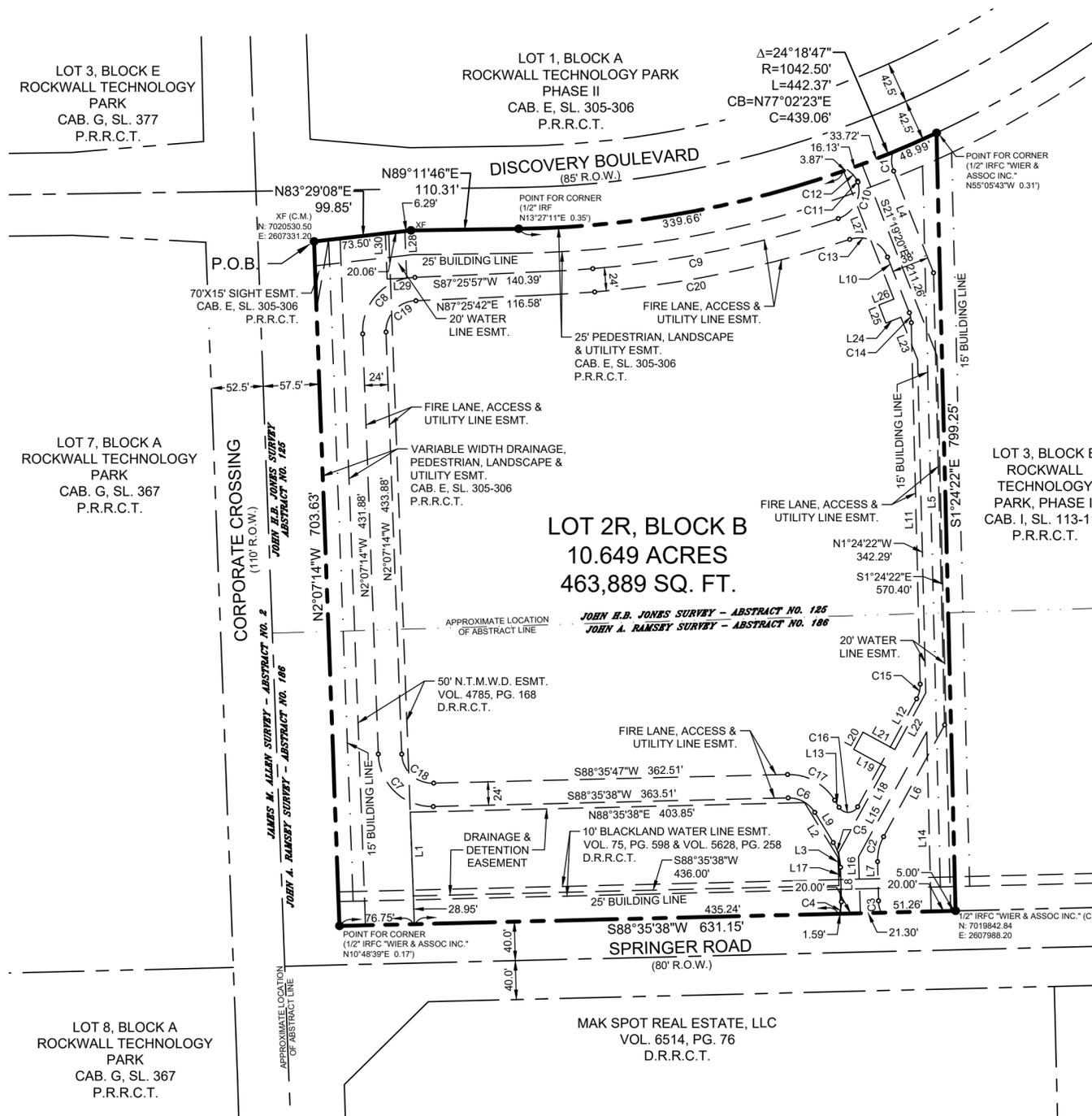
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°07'14"W	86.06'
L2	S31°26'13"E	65.64'
L3	S02°07'14"E	29.22'
L4	S21°19'20"E	112.20'
L5	S01°24'22"E	464.49'
L6	S28°33'47"W	130.77'
L7	S01°24'22"E	40.21'
L8	S01°24'22"E	35.49'
L9	S31°26'13"E	36.45'
L10	S21°19'20"E	61.39'
L11	S01°24'22"E	371.43'
L12	S28°33'47"W	126.28'
L13	S31°26'13"E	8.61'
L14	N01°24'22"W	184.56'
L15	S28°33'47"W	146.04'
L16	S01°47'28"E	58.05'
L17	N01°47'28"W	63.34'
L18	N28°33'47"E	99.87'
L19	N61°26'13"W	37.18'
L20	N28°33'47"E	20.00'
L21	S61°26'13"E	37.18'
L22	N28°33'47"E	66.28'
L23	N21°19'20"W	46.91'
L24	S68°40'40"W	16.47'
L25	N21°19'20"W	20.00'
L26	N68°40'40"E	16.47'
L27	N21°19'20"W	141.30'
L28	S02°12'35"E	48.43'
L29	S87°47'25"W	20.00'
L30	N02°12'35"W	46.92'



LOCATION MAP  
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°23'40"	31.00'	19.69'	S03°07'30"E	19.36'
C2	29°58'09"	51.00'	26.68'	S13°34'43"W	26.37'
C3	24°37'35"	29.37'	12.62'	S12°23'34"E	12.53'
C4	23°13'24"	31.00'	12.57'	N10°12'20"E	12.48'
C5	30°01'51"	51.00'	26.73'	N16°25'17"W	26.43'
C6	59°58'09"	31.00'	32.45'	N61°25'17"W	30.99'
C7	90°19'38"	55.00'	86.71'	S46°14'33"E	78.00'
C8	91°38'25"	55.00'	87.97'	S42°39'28"W	78.89'
C9	13°33'30"	1087.00'	257.22'	N78°26'33"E	256.62'
C10	86°36'21"	31.00'	46.86'	N28°21'37"E	42.52'
C11	12°45'34"	6.00'	1.34'	N21°19'20"W	1.33'
C12	29°13'35"	31.00'	15.81'	N42°18'55"W	15.64'
C13	87°14'22"	31.00'	47.20'	N64°56'32"W	42.77'
C14	19°54'58"	30.00'	10.43'	N11°21'51"W	10.38'
C15	29°58'09"	30.00'	15.69'	N13°34'43"E	15.51'
C16	120°00'00"	11.00'	23.04'	N88°33'47"E	19.05'
C17	59°58'09"	55.00'	57.57'	N61°25'17"W	54.97'
C18	91°08'03"	31.00'	49.31'	S47°41'16"E	44.27'
C19	91°24'19"	31.00'	49.46'	S43°34'55"W	44.37'
C20	13°47'03"	1111.00'	267.28'	N78°19'46"E	266.64'

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. THE PURPOSE OF THIS REPLAT IS FOR DEVELOPMENT.
4. THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND	
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
XF	"X" CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH PLASTIC CAP FOUND

OWNER / DEVELOPER  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

REPLAT  
LOT 2R, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II

BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.

BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER \_\_\_\_\_

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-018 SHEET 1 OF 2

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS** ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the John H.B. Jones Survey, Abstract No. 125 and the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of Lot 2, Block B, Rockwall Technology Park, Phase II, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet I, Slides 113-115, Plat Records, Rockwall County, Texas; same being a portion of that tract of land conveyed to Rockwall Economic Development Corporation by deed recorded in Volume 2224, Page 226, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the south right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) with the east right-of-way line of Corporate Crossing (a 110-foot wide right-of-way); same being the northwest corner of said Lot 2;

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

N 83°29'08" E, a distance of 99.85 feet to an "X" cut in concrete found for an angle point;

N 89°11'46" E, a distance of 110.31 feet to a point for the beginning of a tangent curve to the left; from which a 1/2-inch iron rod found bears N 13°27'11" E, a distance of 0.35 feet;

In a northeasterly direction, with said curve to the left having a central angle of 24°18'47", a radius of 1042.50 feet, a chord that bears N 77°02'23" E, a distance of 439.06 feet and an arc length of 442.37 feet to a point for the common north corner of said Lot 2 and Lot 3, Block B of said Rockwall Technology Park, Phase II; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC." bears N 55°05'43" W, a distance of 0.31 feet;

**THENCE** S 01°24'22" E, departing said south line Discovery Boulevard and with the common line of said Lots 2 and 3, a distance of 799.25 feet to a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" found in the north right-of-way line of Springer Road (an 80-foot wide right-of-way) at the common south corner of said Lots 2 and 3;

**THENCE** S 88°35'38" W, with said north right-of-way line of Springer Road, a distance of 631.15 feet to a point for corner at the intersection of said north right-of-way line with said east right-of-way line of Corporate Crossing; from which a 1/2-inch iron rod with plastic cap stamped "WIER & ASSOC. INC" bears N 10°48'39" E, a distance of 0.17 feet;

**THENCE** N 02°07'14" W, with said east right-of-way line of Corporate Crossing, a distance of 703.63 feet to the **POINT OF BEGINNING** and containing 463,889 square feet or 10.649 acres of land, more or less.

**SURVEYOR'S STATEMENT**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PRELIMINARY**

RELEASED 11/10/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, PHASE II 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 further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK, PHASE II subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Witness our hands this the \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

By: Rockwall Economic Development Corporation,  
a Texas nonprofit corporation

\_\_\_\_\_  
Name

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Printed Name

**CITY SIGNATURES**

\_\_\_\_\_  
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 of \_\_\_\_\_, 2024.

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

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

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

**REPLAT  
LOT 2R, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II**

**BEING A REPLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AS SHOWN BY THE PLAT RECORDED IN CABINET I, SLIDES 113-115.**

**BEING 10.649 ACRES OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 & JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER \_\_\_\_\_**

**OWNER / DEVELOPER**  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
PHONE: (972) 772-0025

*VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-018 SHEET 2 OF 2*



DATE: December 4, 2024

TO: Matthew J. Peterson  
2400 Great Southwest Parkway  
Fort Worth, TX 76106

CC: Phil Wagner  
2610 Observation Trail, Suite 104  
Rockwall, TX 75032

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

SUBJECT: P2024-039; *Replat for Lot 4, Block B, Rockwall Technology Park Phase 2 Addition*

Mr. Peterson:

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 December 2, 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 Replat 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 November 26, 2024, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 4-0, with Commissioners Deckard, Womble, and Conway absent.

City Council

On December 2, 2024, the City Council approved a motion to approve the Replat 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:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filing 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) 772-6438.

Sincerely,



Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department