



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> & <sup>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 Northwest Corner of State Highway 276 & Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT 8

BLOCK A

GENERAL LOCATION Northwest Corner of State Highway 276 & Corporate Crossing

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

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Office / Detention Pond

ACREAGE 23.16

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

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

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

OWNER Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.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:

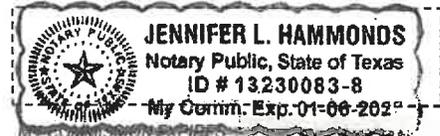
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 765.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 March, 2025

OWNER'S SIGNATURE [Signature]

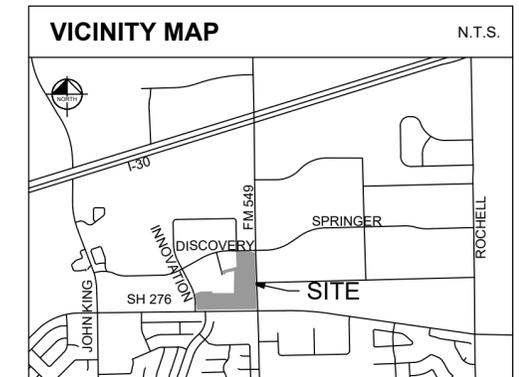
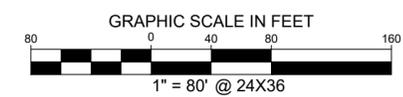
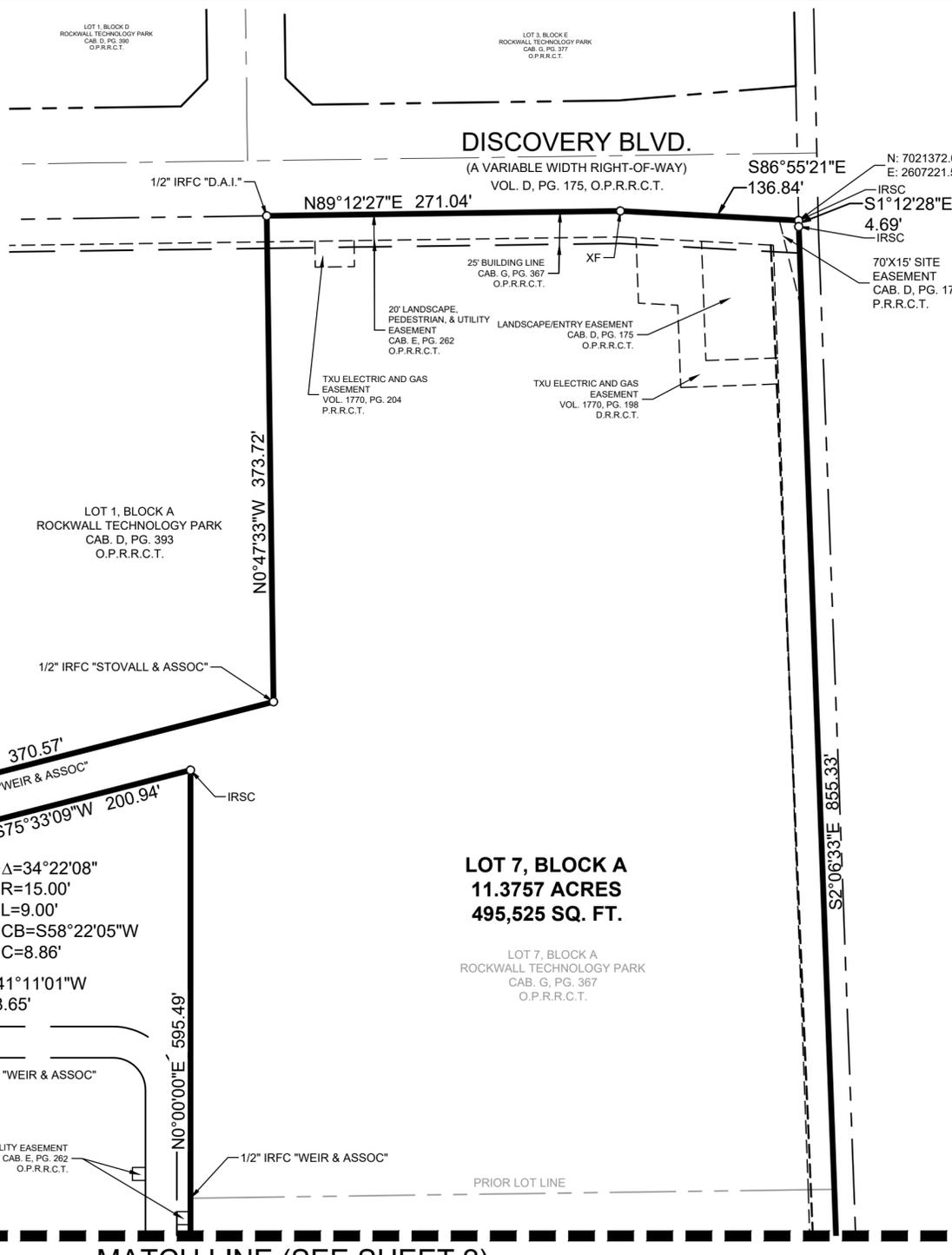
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
J. Hammonds



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	N01°06'09"W	43.32'	L13	N18°13'52"E	22.19'
L3	S88°53'51"W	5.00'	L14	N07°20'23"E	6.82'
L4	N01°06'09"W	22.56'	L15	N88°53'51"E	175.65'
L5	N88°53'51"E	30.00'	L16	S69°06'15"E	16.76'
L6	S01°06'09"E	22.56'	L17	S41°26'18"W	14.50'
L7	S88°53'51"W	5.00'	L18	S33°06'50"E	4.17'
L8	S01°06'09"E	43.42'	L19	S89°11'18"W	5.81'
L9	N23°55'40"W	3.65'	L20	S88°53'51"W	20.00'
L10	N05°41'44"E	12.53'	L21	N01°06'09"W	40.10'
L11	N18°34'02"E	8.83'	L22	S41°17'29"W	10.31'
L12	N43°01'00"E	3.79'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°09'06"	23.00'	17.32'	S19°42'56"W	16.92'
C2	47°36'22"	23.00'	19.11'	S65°05'40"W	18.57'



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
 XF = "X" CUT FOUND  
 VOL., PG. = VOLUME, PAGE  
 CAB., PG. = CABINET, PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0045L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

**NOTES:**

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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

All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

MATCH LINE (SEE SHEET 2)

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

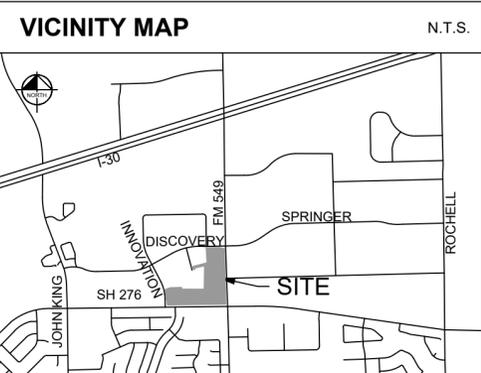
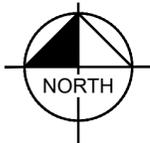
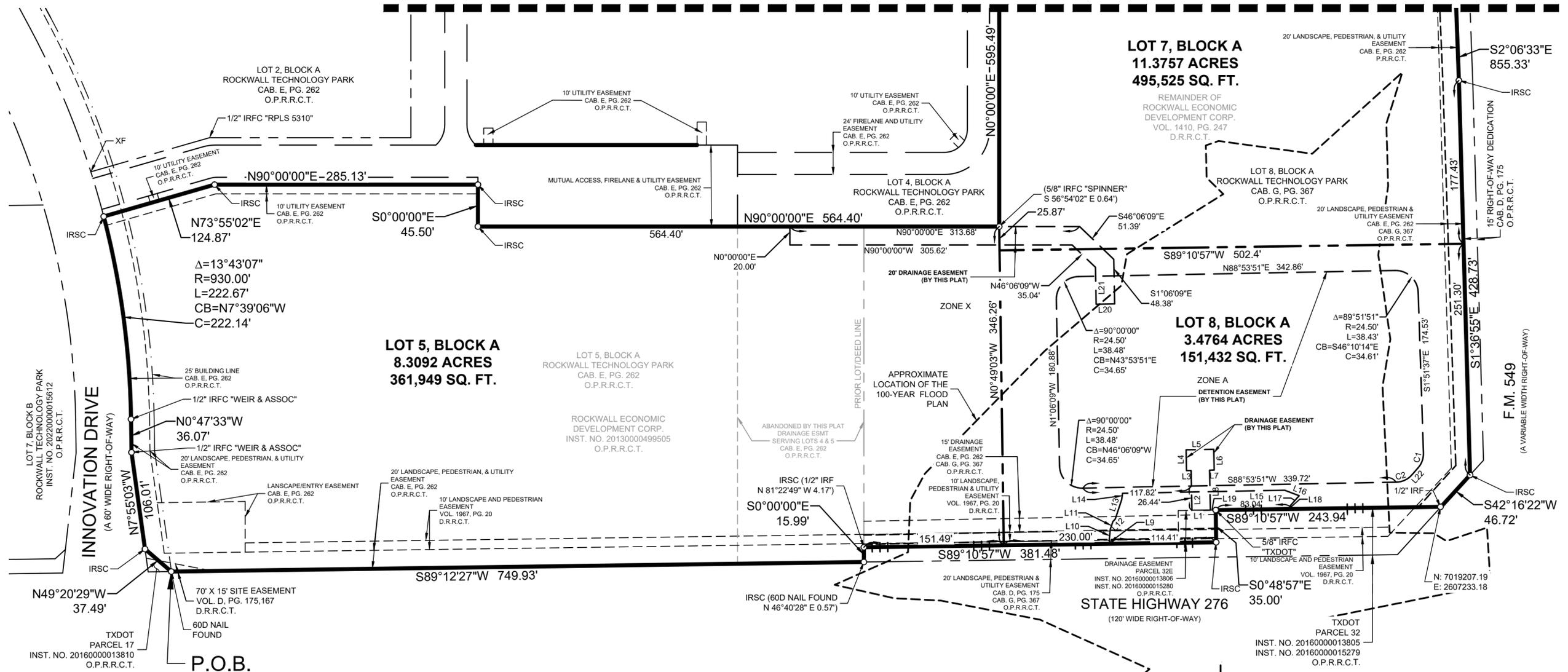
**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	1 OF 3

DWG NAME: K:\DAL\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549\DWG\064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

MATCH LINE (SEE SHEET 2)



**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

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REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**Kimley»Horn**

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 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale 1" = 80'	Drawn by JDF	Checked by JAD	Date Mar. 2025	Project No. 064584400	Sheet No. 2 OF 3
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DWG NAME: 'K:\DAL\\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549DWG064584400-ROCKWALL EDC NWC RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

**OWNERS CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

**WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION** are the owners of a tract of land situated in the James M. Allen Survey, Abstract No. 67, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20130000499505, Official Public Records, Rockwall County, Texas, and being a portion of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Volume 1410, Page 247, of the Deed Records of Rockwall County, Texas, and being all of Lot 5, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 262, of said Official Public Records, and being all of Lots 7 and 8, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 367, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 60D nail found at the southeast end of a corner clip at the intersection of the north right-of-way line of State Highway 276 (a 120 foot wide right-of-way) and the east right-of-way line of Innovation Drive (a 60 foot wide right-of-way);

**THENCE** with said corner clip, North 49°20'29" West, a distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said corner clip;

**THENCE** with said east right-of-way line of Innovation Drive, the following courses and distances:

North 07°55'03" West, a distance of 106.01 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for corner;  
North 00°47'33" West, a distance of 36.07 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for the beginning of a tangent curve to the left with a radius of 930.00 feet, a central angle of 13°43'07", and a chord bearing and distance of North 07°39'06" West, 222.14 feet;  
In a northwesterly direction, with said tangent curve to the left, an arc distance of 222.67 feet to a point 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block A of said Rockwall Technology Park addition (Cabinet E, Page 262), in said east right-of-way line of Innovation Drive;

**THENCE** departing said east right-of-way line of Innovation Drive, with the north line of said Lot 5, the following courses and distances:

North 73°55'02" East, a distance of 124.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 285.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 00°00'00" East, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
orth 90°00'00" East, passing at a distance of 417.87 feet, the northeast corner of said Lot 5, and continuing with the north line of said Lot 8, for a total distance of 564.40 feet to a point for the southeast corner of said Lot 4, from which a 5/8" iron rod with plastic cap stamped "SPINNER" found bears South 56°54'02" East, a distance of 0.64 feet;

**THENCE** with the most northerly west line of said Lot 8, North 00°00'00" East, passing at a distance of 185.79 feet, the northwest corner of said Lot 8, continuing with a west line of said Lot 7 for a total distance of 595.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** with the most northerly south lines of said Lot 7, the following courses and distances:

South 75°33'09" West, a distance of 200.94 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for the beginning of a tangent curve to the left with a radius of 15.00 feet, a central angle of 34°22'08", and a chord bearing and distance of South 58°22'05" West, 8.86 feet;  
In a southwesterly direction, with said tangent curve to the left, an arc distance of 9.00 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
South 41°11'01" West, a distance of 68.65 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found in the east right-of-way line of Research Circle (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 46°22'48", and a chord bearing and distance of North 42°24'15" West, 47.25 feet;

**THENCE** with said east right-of-way line of Research Circle, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.57 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 20.50 feet, a central angle of 51°08'48", and a chord bearing and distance of North 40°01'15" West, 17.70 feet;  
In a northwesterly direction, with said reverse curve to the right, an arc distance of 18.30 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
North 14°26'51" West, a distance of 18.67 feet to an "X" cut in concrete found for corner;

**THENCE** departing said east right-of-way line of Research Circle, with the most southerly north line of said Lot 7, North 75°33'09" East, a distance of 370.57 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner;

**THENCE** with a west line of said Lot 7, North 00°47'33" West, a distance of 373.72 feet to a 1/2" iron rod with plastic cap stamped "D.A.I." found for the northwest corner of said Lot 7, in the south right-of-way line of Discovery Boulevard (a variable width right-of-way);

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

North 89°12'27" East, a distance of 271.04 feet to an "X" cut in concrete found for corner;  
South 86°55'21" East, a distance of 136.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Discovery Boulevard and the west right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** with said west right-of-way line of F.M. 549, the following courses and distances:

South 01°12'28" East, a distance of 4.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 02°06'33" East, a distance of 855.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 01°36'55" East, a distance of 428.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of said west right-of-way line of F.M. 549 and said north right-of-way line of State Highway 276;

**THENCE** with said corner clip, South 42°16'22" West, a distance of 46.72 feet to a 1/2" iron rod found for corner;

**THENCE** with said north right-of-way line of State Highway 276, the following courses and distances:

South 89°10'57" West, a distance of 243.94 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for corner;  
South 00°48'57" East, a distance of 35.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°10'57" West, passing at a distance of 324.66 feet, the west line of said Lot 8, continuing with said north right-of-way line of State Highway 276 a distance of 381.48 feet to a point for corner, from which, a 1/2" iron rod found bears North 89°22'49" West, a distance of 4.17 feet;  
South 00°00'00" East, a distance of 15.99 feet to a point for corner, from which a 60D Nail found bears North 46°40'28" East, a distance of 0.57 feet;  
South 89°12'27" West, a distance of 749.93 feet to the **POINT OF BEGINNING** and containing 1,008,906 square feet or 23.1613 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**OWNERS DEDICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

We, **ROCKWALL ECONOMIC DEVELOPMENT CORP.**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

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

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

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

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Ave., Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SIGNATURE BLOCK**

**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, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

\_\_\_\_\_  
Planning and Zoning Commission Chairman

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

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

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
BEING LOTS 5, 7, & 8, BLOCK A,  
**ROCKWALL TECHNOLOGY PARK**  
23.1612 ACRES, 1,008,906 SQUARE FEET  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Mar. 2025	064584400	3 OF 3



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> & <sup>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 Northwest Corner of State Highway 276 & Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT 8

BLOCK A

GENERAL LOCATION Northwest Corner of State Highway 276 & Corporate Crossing

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

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Office / Detention Pond

ACREAGE 23.16

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

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

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

OWNER Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.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:

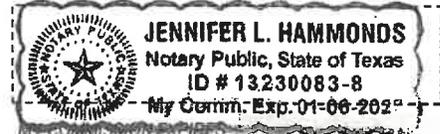
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 765.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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."

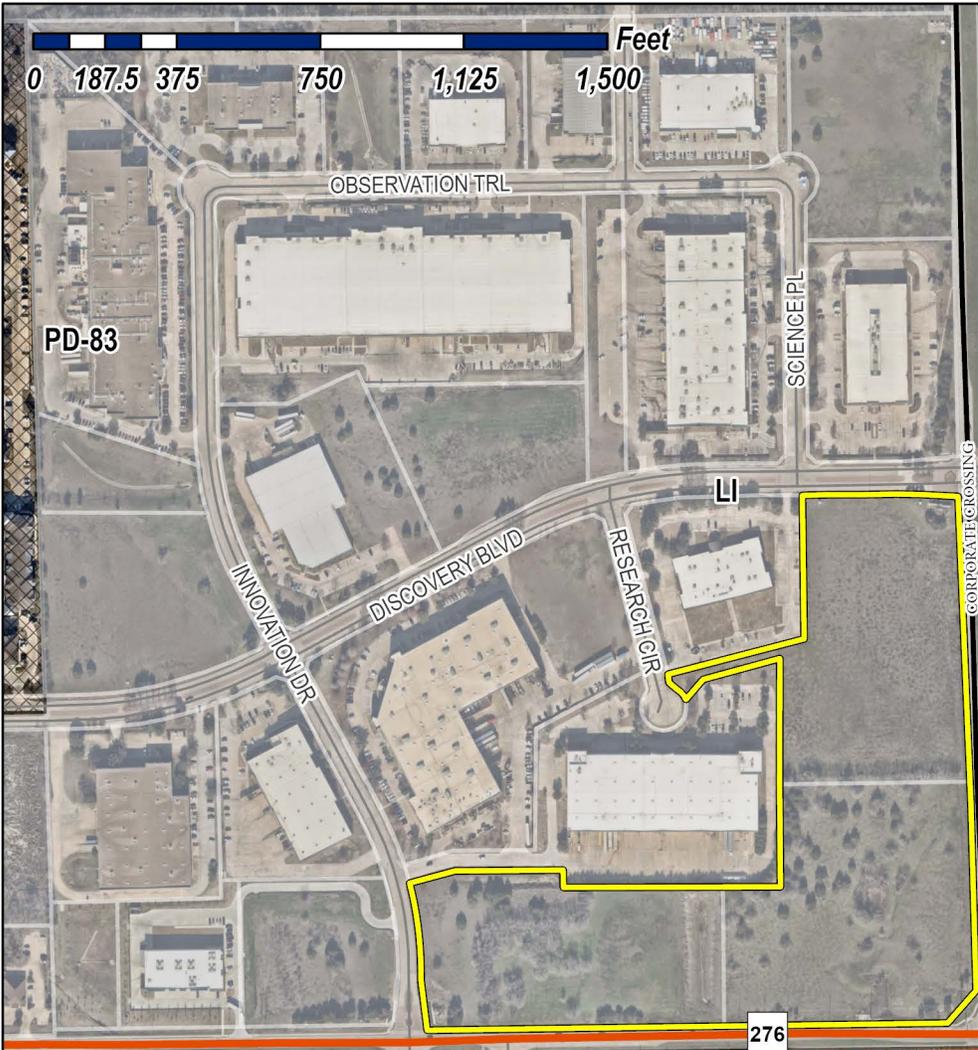
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2025

OWNER'S SIGNATURE

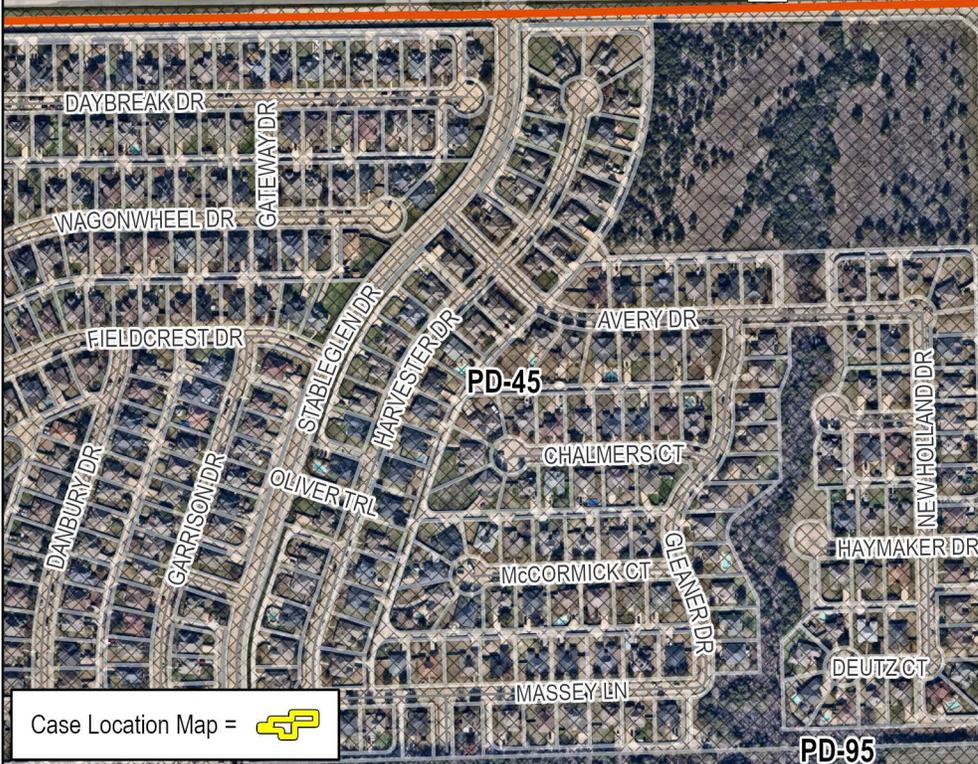
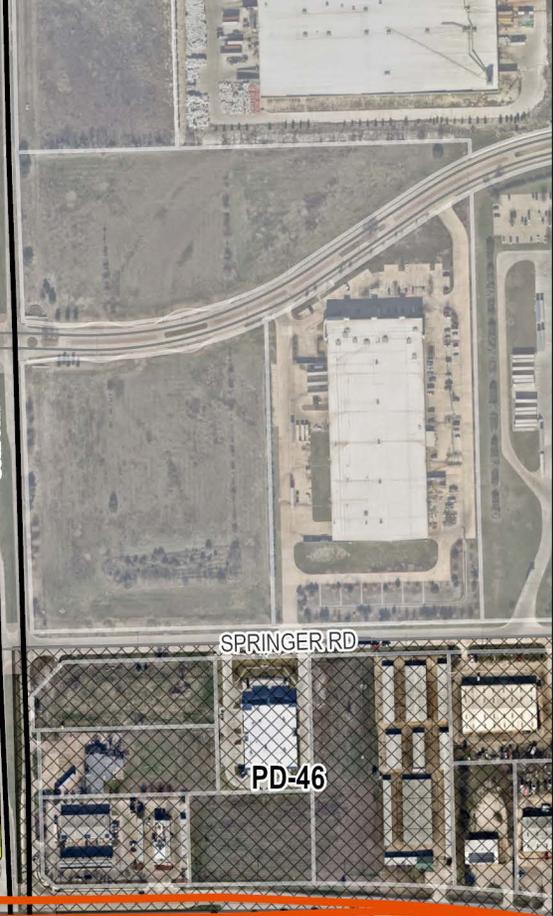
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*





P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition



Case Location Map = 



# City of Rockwall

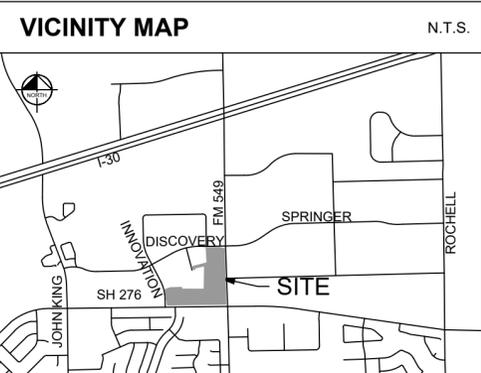
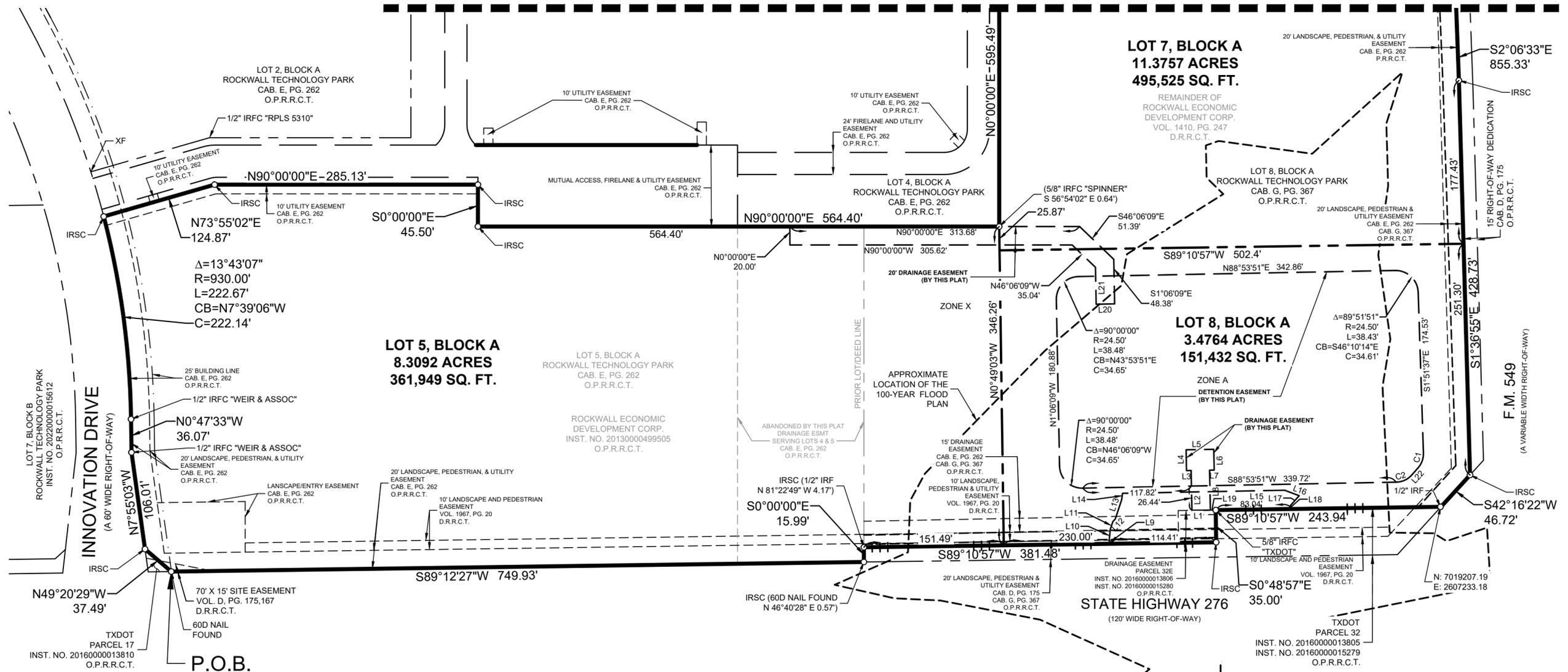
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





MATCH LINE (SEE SHEET 2)



**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
 XF = "X" CUT FOUND  
 VOL., PG. = VOLUME, PAGE  
 CAB., PG. = CABINET, PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale 1" = 80'	Drawn by JDF	Checked by JAD	Date Mar. 2025	Project No. 064584400	Sheet No. 2 OF 3
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DWG NAME: 'K:\DAL\\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549DWG\064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

**OWNERS CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION are the owners of a tract of land situated in the James M. Allen Survey, Abstract No. 67, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20130000499505, Official Public Records, Rockwall County, Texas, and being a portion of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Volume 1410, Page 247, of the Deed Records of Rockwall County, Texas, and being all of Lot 5, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 262, of said Official Public Records, and being all of Lots 7 and 8, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 367, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 60D nail found at the southeast end of a corner clip at the intersection of the north right-of-way line of State Highway 276 (a 120 foot wide right-of-way) and the east right-of-way line of Innovation Drive (a 60 foot wide right-of-way);

**THENCE** with said corner clip, North 49°20'29" West, a distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said corner clip;

**THENCE** with said east right-of-way line of Innovation Drive, the following courses and distances:

North 07°55'03" West, a distance of 106.01 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for corner;

North 00°47'33" West, a distance of 36.07 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for the beginning of a tangent curve to the left with a radius of 930.00 feet, a central angle of 13°43'07", and a chord bearing and distance of North 07°39'06" West, 222.14 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 222.67 feet to a point 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block A of said Rockwall Technology Park addition (Cabinet E, Page 262), in said east right-of-way line of Innovation Drive;

**THENCE** departing said east right-of-way line of Innovation Drive, with the north line of said Lot 5, the following courses and distances:

North 73°55'02" East, a distance of 124.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 285.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 00°00'00" East, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
orth 90°00'00" East, passing at a distance of 417.87 feet, the northeast corner of said Lot 5, and continuing with the north line of said Lot 8, for a total distance of 564.40 feet to a point for the southeast corner of said Lot 4, from which a 5/8" iron rod with plastic cap stamped "SPINNER" found bears South 56°54'02" East, a distance of 0.64 feet;

**THENCE** with the most northerly west line of said Lot 8, North 00°00'00" East, passing at a distance of 185.79 feet, the northwest corner of said Lot 8, continuing with a west line of said Lot 7 for a total distance of 595.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** with the most northerly south lines of said Lot 7, the following courses and distances:

South 75°33'09" West, a distance of 200.94 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for the beginning of a tangent curve to the left with a radius of 15.00 feet, a central angle of 34°22'08", and a chord bearing and distance of South 58°22'05" West, 8.86 feet;  
In a southwesterly direction, with said tangent curve to the left, an arc distance of 9.00 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
South 41°11'01" West, a distance of 68.65 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found in the east right-of-way line of Research Circle (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 46°22'48", and a chord bearing and distance of North 42°24'15" West, 47.25 feet;

**THENCE** with said east right-of-way line of Research Circle, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.57 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 20.50 feet, a central angle of 51°08'48", and a chord bearing and distance of North 40°01'15" West, 17.70 feet;  
In a northwesterly direction, with said reverse curve to the right, an arc distance of 18.30 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
North 14°26'51" West, a distance of 18.67 feet to an "X" cut in concrete found for corner;

**THENCE** departing said east right-of-way line of Research Circle, with the most southerly north line of said Lot 7, North 75°33'09" East, a distance of 370.57 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner;

**THENCE** with a west line of said Lot 7, North 00°47'33" West, a distance of 373.72 feet to a 1/2" iron rod with plastic cap stamped "D.A.I." found for the northwest corner of said Lot 7, in the south right-of-way line of Discovery Boulevard (a variable width right-of-way);

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

North 89°12'27" East, a distance of 271.04 feet to an "X" cut in concrete found for corner;  
South 86°55'21" East, a distance of 136.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Discovery Boulevard and the west right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** with said west right-of-way line of F.M. 549, the following courses and distances:

South 01°12'28" East, a distance of 4.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 02°06'33" East, a distance of 855.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 01°36'55" East, a distance of 428.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of said west right-of-way line of F.M. 549 and said north right-of-way line of State Highway 276;

**THENCE** with said corner clip, South 42°16'22" West, a distance of 46.72 feet to a 1/2" iron rod found for corner;

**THENCE** with said north right-of-way line of State Highway 276, the following courses and distances:

South 89°10'57" West, a distance of 243.94 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for corner;  
South 00°48'57" East, a distance of 35.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°10'57" West, passing at a distance of 324.66 feet, the west line of said Lot 8, continuing with said north right-of-way line of State Highway 276 a distance of 381.48 feet to a point for corner, from which, a 1/2" iron rod found bears North 89°22'49" West, a distance of 4.17 feet;  
South 00°00'00" East, a distance of 15.99 feet to a point for corner, from which a 60D Nail found bears North 46°40'28" East, a distance of 0.57 feet;  
South 89°12'27" West, a distance of 749.93 feet to the **POINT OF BEGINNING** and containing 1,008,906 square feet or 23.1613 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**OWNERS DEDICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

We, **ROCKWALL ECONOMIC DEVELOPMENT CORP.**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

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

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

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

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Ave., Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SIGNATURE BLOCK	
<b>APPROVED:</b>	
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, Texas on the _____ day of _____, 202__.	
_____ Mayor, City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
BEING LOTS 5, 7, & 8, BLOCK A,  
**ROCKWALL TECHNOLOGY PARK**  
23.1612 ACRES, 1,008,906 SQUARE FEET  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

<h1>Kimley»Horn</h1>					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
			FIRM # 10115500	Tel. No. (469) 718-8849	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Mar. 2025	064584400	3 OF 3



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** March 25, 2025  
**APPLICANT:** Phil Wagner; *Rockwall Economic Development Corporation (REDC)*  
**CASE NUMBER:** P2025-010; *Replat for Lots 9-11, Block A, Rockwall Technology Park*

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### SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 23.1612-acre parcel of land (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) for the purpose of changing the lot lines for the three (3) lots and establishing a drainage easement on lot 11.
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On November 20, 2000, the City Council approved a replat [*Case No. PZ2000-099-01*] of Lot 1, Block A, Rockwall Technology Park. On January 10, 2003, the City Council approved a replat [*Case No. PZ2002-042-01*] for Lot 1, Block A, Rockwall Technology Park. On January 18, 2004, the City Council approved a replat [*Case No. P2004-060*] for Lot 2, Block A, Rockwall Technology Park. On December 10, 2008, the City Council approved a replat [*Case No. P2008-038*] for Lots 7 & 8, Block A, Rockwall Technology Park. On May 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-014*] for the purpose of constructing an *Office/Manufacturing Facility* on Lots 7 & 8, Block A, Rockwall Technology Park Addition. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance* in the *Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this 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 *Lots 9, 10, & 11, Block A, 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: 3/20/2025

PROJECT NUMBER: P2025-010  
PROJECT NAME: Replat for Lots 5-8, Block A, Rockwall Technology Park  
SITE ADDRESS/LOCATIONS: NWC of State Highway 276 and Corporate Crossing

CASE CAPTION: Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/19/2025	Approved w/ Comments

03/19/2025: P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549].

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

M.3 For reference, include the case number (P2025-010) in the lower right-hand corner of all pages on future submittals.

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

Final Plat  
Rockwall Technology Park Addition  
Lots 9-11, Block A  
Being a Replat of  
Rockwall Technology Park Addition  
Lots 5,7, & 8, Block A  
Being three (3) lots  
23.1612 Acres or 1,008,901.872 SF  
City of Rockwall, Rockwall County, Texas

M.5 Please consolidate pages 1 and 2 to reduce the number of pages. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please change the lot numbers as stated above in the title block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please remove the building setbacks and the landscape easement from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 The surveyor does not need a notary; their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please provide the right-of-way, and centerline for SH-276 along the property lines. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

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

Planning and Zoning Commission: March 25, 2025

City Council: April 7, 2025

I.12 Please note that once the Replat 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	03/20/2025	Approved w/ Comments

03/20/2025: 1. Include the applicable general notes on the plat.  
2. Include the 100yr WSEL of the detention pond here.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved

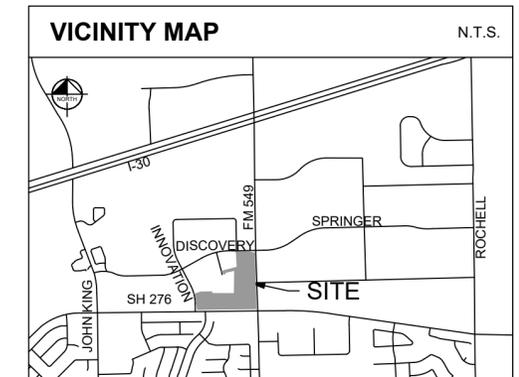
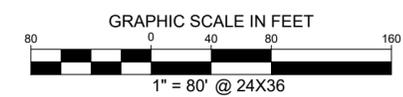
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved

No Comments

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	N01°06'09"W	43.32'	L13	N18°13'52"E	22.19'
L3	S88°53'51"W	5.00'	L14	N07°20'23"E	6.82'
L4	N01°06'09"W	22.56'	L15	N88°53'51"E	175.65'
L5	N88°53'51"E	30.00'	L16	S69°06'15"E	16.76'
L6	S01°06'09"E	22.56'	L17	S41°26'18"W	14.50'
L7	S88°53'51"W	5.00'	L18	S33°06'50"E	4.17'
L8	S01°06'09"E	43.42'	L19	S89°11'18"W	5.81'
L9	N23°55'40"W	3.65'	L20	S88°53'51"W	20.00'
L10	N05°41'44"E	12.53'	L21	N01°06'09"W	40.10'
L11	N18°34'02"E	8.83'	L22	S41°17'29"W	10.31'
L12	N43°01'00"E	3.79'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°09'06"	23.00'	17.32'	S19°42'56"W	16.92'
C2	47°36'22"	23.00'	19.11'	S65°05'40"W	18.57'



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
 XF = "X" CUT FOUND  
 VOL., PG. = VOLUME, PAGE  
 CAB., PG. = CABINET, PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

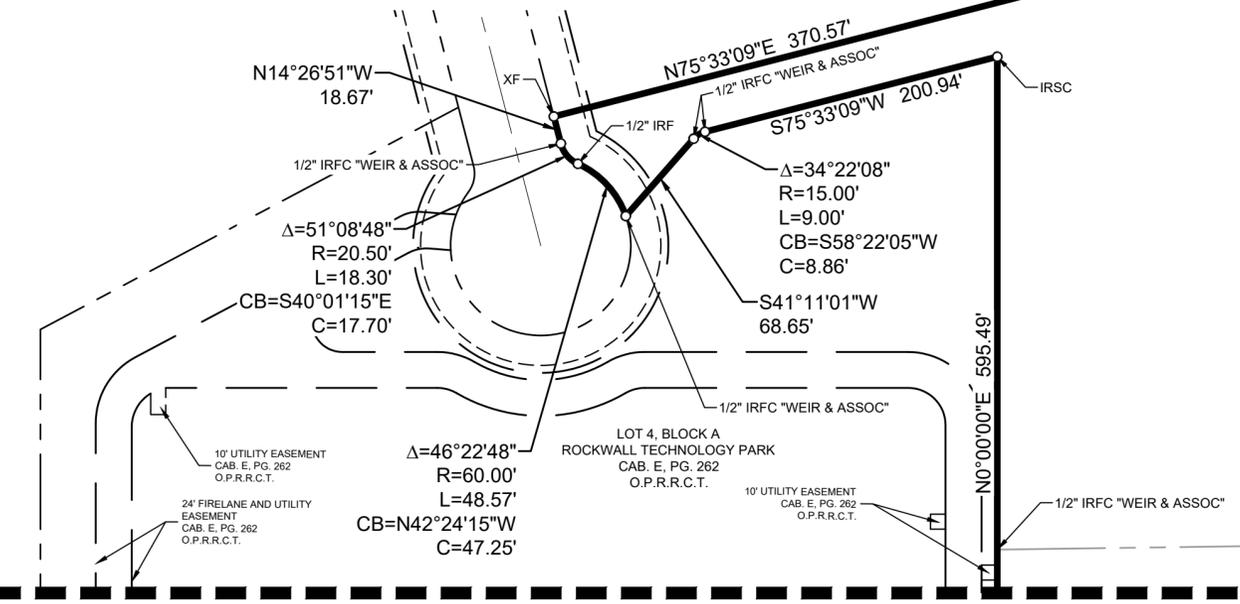
**FLOOD STATEMENT:**

The property is in Flood Insurance Rate Map No. [redacted] Rockwall County, Texas and incorporated areas, dated September 26, [redacted]. Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

**LOT 7, BLOCK A**  
**11.3757 ACRES**  
**495,525 SQ. FT.**

LOT 7, BLOCK A  
 ROCKWALL TECHNOLOGY PARK  
 CAB. G, PG. 367  
 O.P.R.R.C.T.

LOT 4, BLOCK A  
 ROCKWALL TECHNOLOGY PARK  
 CAB. E, PG. 262  
 O.P.R.R.C.T.



**MATCH LINE (SEE SHEET 2)**

**NOTES:**

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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

All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

- GENERAL NOTES [Please add this to any other notes included on the plat.]**
- 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.
  - 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.
  - 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.
  - 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.
  - Street Appurtenances.** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

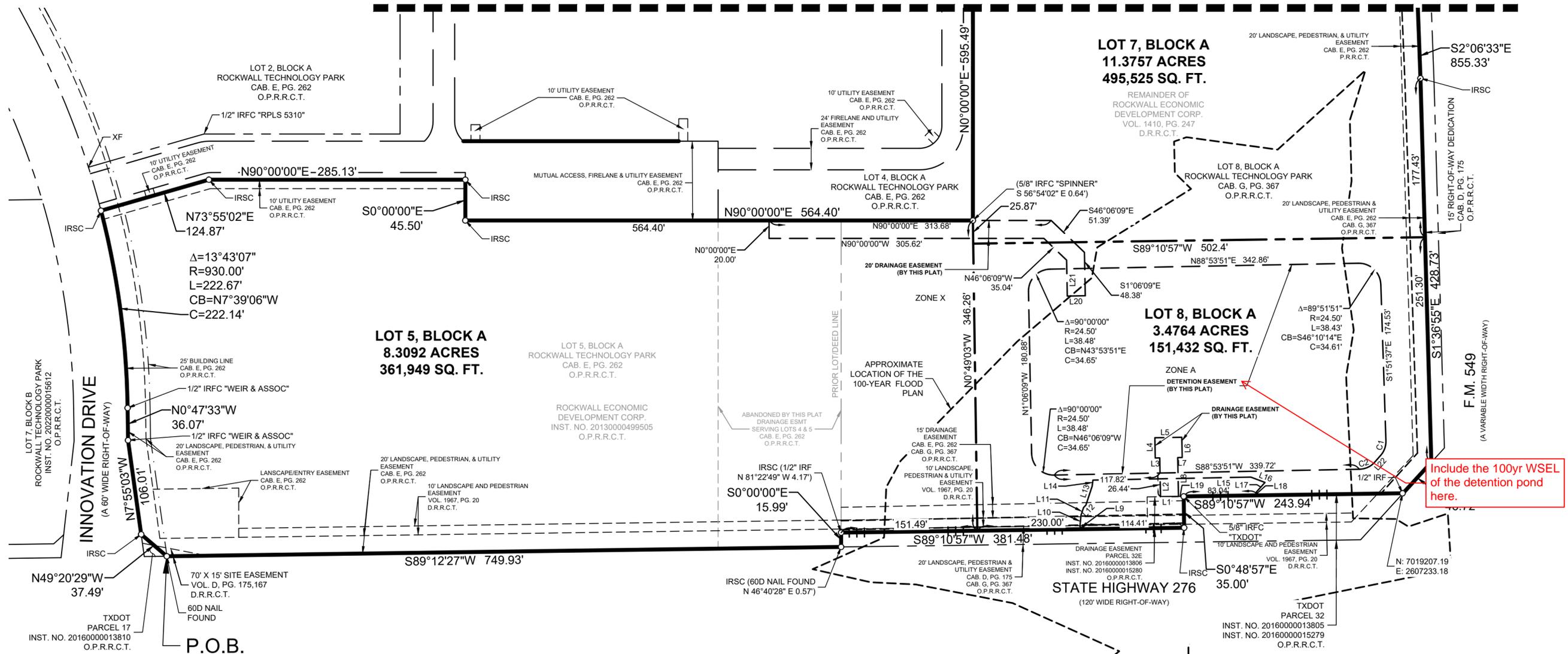
# Kimley»Horn

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226      FIRM # 10115500      Tel. No. (469) 718-8849

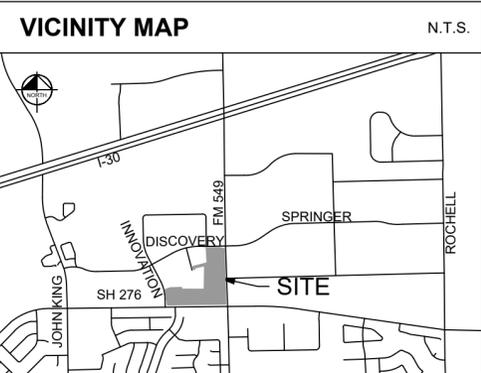
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	1 OF 3

DWG NAME: K:\DAL\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549\DWG\064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

MATCH LINE (SEE SHEET 2)



Include the 100yr WSEL of the detention pond here.



**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
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 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

# Kimley»Horn

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale 1" = 80'	Drawn by JDF	Checked by JAD	Date Mar. 2025	Project No. 064584400	Sheet No. 2 OF 3
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DWG NAME: 'K:\DAL\\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549DWG064584400-ROCKWALL EDC NWC RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM



# 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</sup> & <sup>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 Northwest Corner of State Highway 276 & Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT 8

BLOCK A

GENERAL LOCATION Northwest Corner of State Highway 276 & Corporate Crossing

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

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Office / Detention Pond

ACREAGE 23.16

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

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

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

OWNER Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.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:

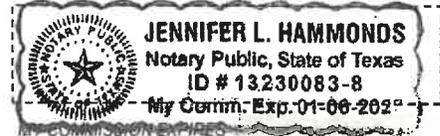
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 765.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 March, 2025

OWNER'S SIGNATURE

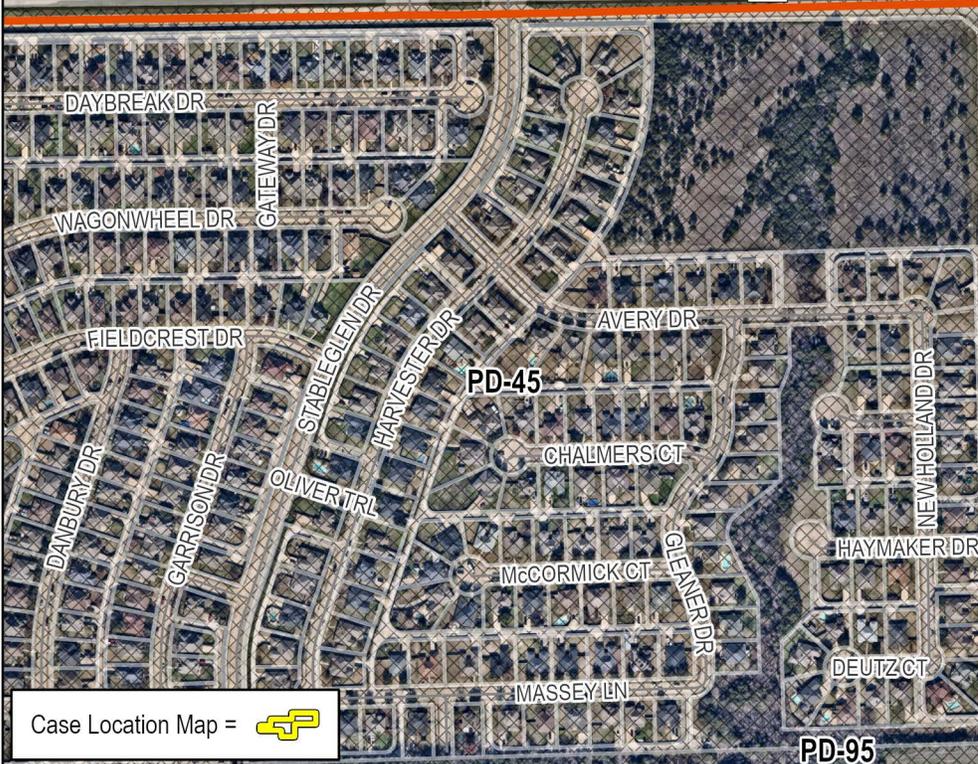
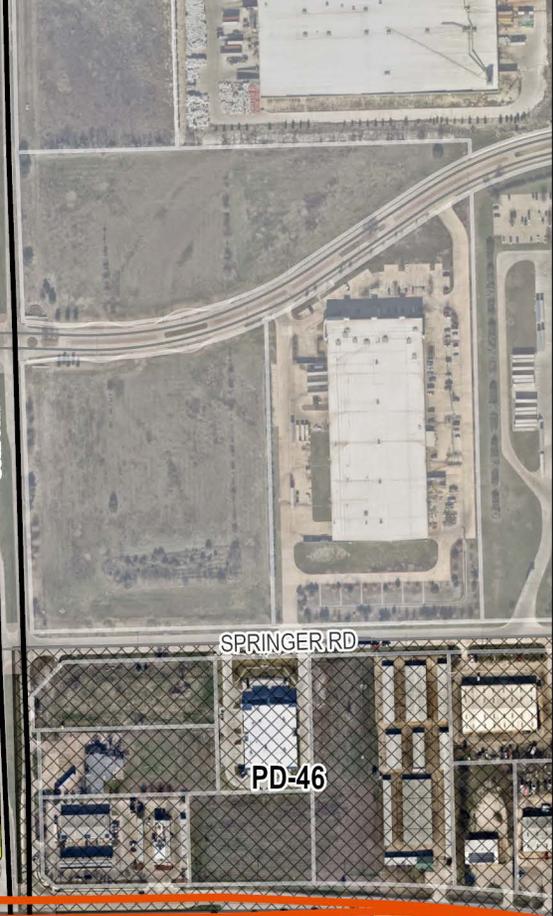
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*





P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition



Case Location Map = 



# City of Rockwall

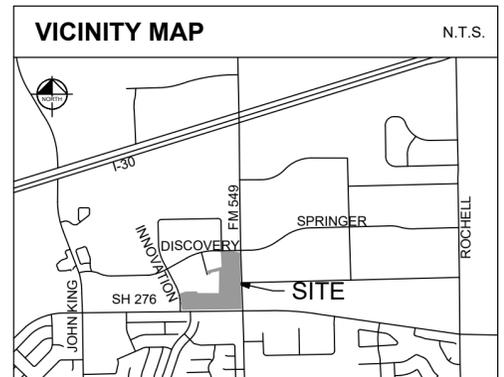
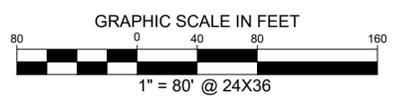
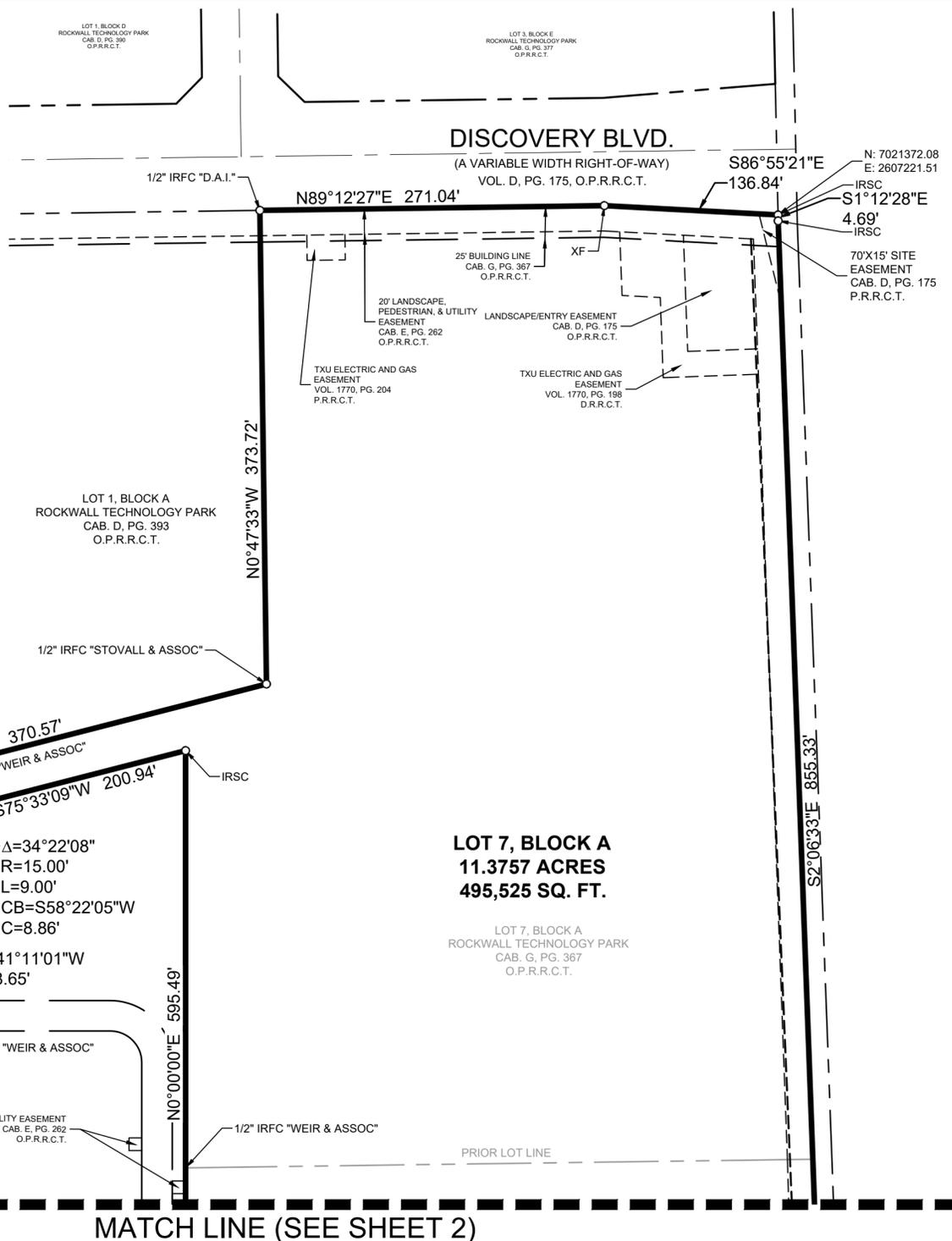
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	N01°06'09"W	43.32'	L13	N18°13'52"E	22.19'
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L6	S01°06'09"E	22.56'	L17	S41°26'18"W	14.50'
L7	S88°53'51"W	5.00'	L18	S33°06'50"E	4.17'
L8	S01°06'09"E	43.42'	L19	S89°11'18"W	5.81'
L9	N23°55'40"W	3.65'	L20	S88°53'51"W	20.00'
L10	N05°41'44"E	12.53'	L21	N01°06'09"W	40.10'
L11	N18°34'02"E	8.83'	L22	S41°17'29"W	10.31'
L12	N43°01'00"E	3.79'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°09'06"	23.00'	17.32'	S19°42'56"W	16.92'
C2	47°36'22"	23.00'	19.11'	S65°05'40"W	18.57'



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
 XF = "X" CUT FOUND  
 VOL., PG. = VOLUME, PAGE  
 CAB., PG. = CABINET, PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0045L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

**NOTES:**

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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

All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

**LOT 7, BLOCK A**  
**11.3757 ACRES**  
**495,525 SQ. FT.**

LOT 7, BLOCK A  
 ROCKWALL TECHNOLOGY PARK  
 CAB. G, PG. 367  
 O.P.R.R.C.T.

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

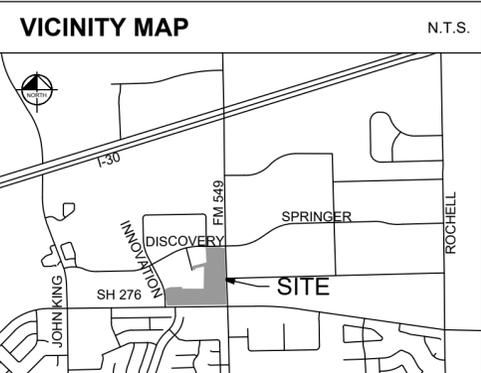
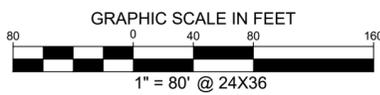
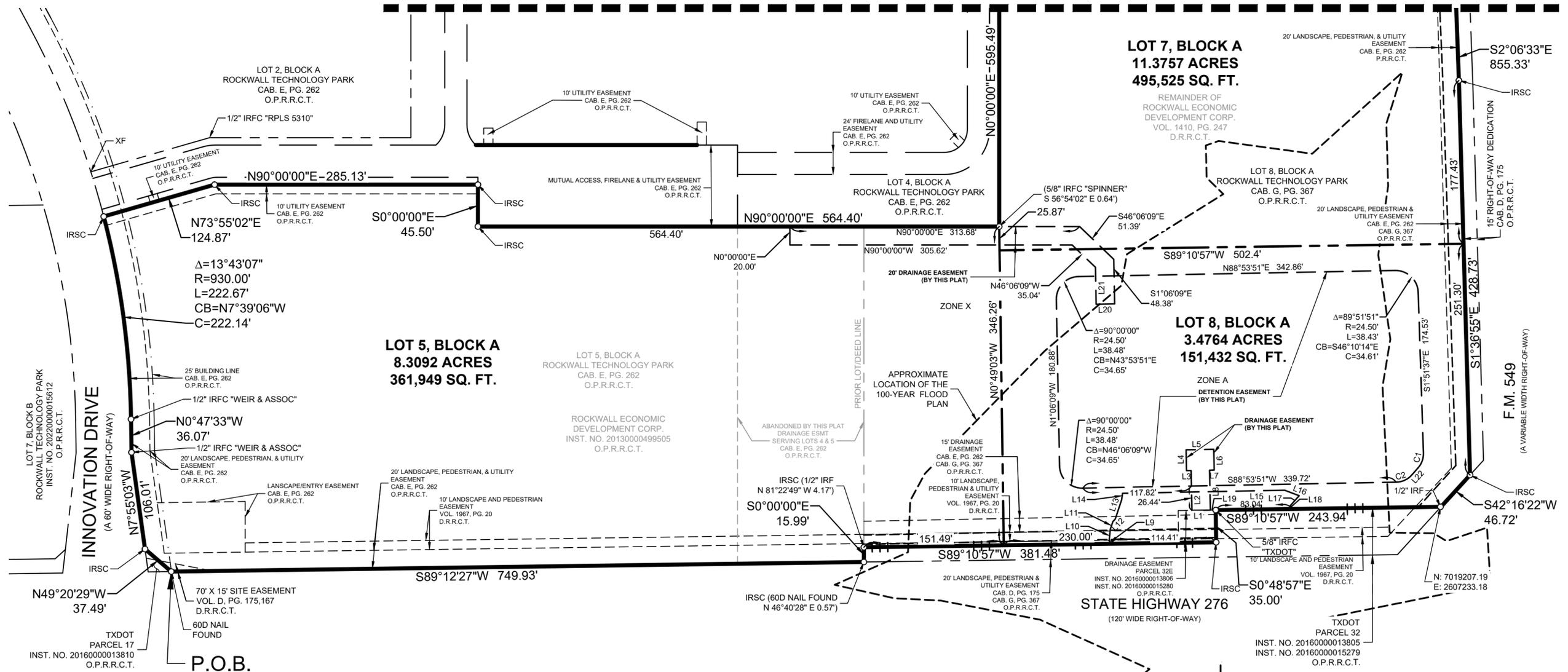
**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	1 OF 3

DWG NAME: K:\DAL\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549\DWG\064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

MATCH LINE (SEE SHEET 2)



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
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**SURVEYOR:**  
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 2500 PACIFIC AVENUE, SUITE 1100  
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 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
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REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

# Kimley»Horn

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226      FIRM # 10115500      Tel. No. (469) 718-8849

Scale 1" = 80'	Drawn by JDF	Checked by JAD	Date Mar. 2025	Project No. 064584400	Sheet No. 2 OF 3
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DWG NAME: K:\DAL\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549DWG064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

**OWNERS CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

**WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION** are the owners of a tract of land situated in the James M. Allen Survey, Abstract No. 67, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20130000499505, Official Public Records, Rockwall County, Texas, and being a portion of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Volume 1410, Page 247, of the Deed Records of Rockwall County, Texas, and being all of Lot 5, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 262, of said Official Public Records, and being all of Lots 7 and 8, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 367, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 60D nail found at the southeast end of a corner clip at the intersection of the north right-of-way line of State Highway 276 (a 120 foot wide right-of-way) and the east right-of-way line of Innovation Drive (a 60 foot wide right-of-way);

**THENCE** with said corner clip, North 49°20'29" West, a distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said corner clip;

**THENCE** with said east right-of-way line of Innovation Drive, the following courses and distances:

North 07°55'03" West, a distance of 106.01 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for corner;  
North 00°47'33" West, a distance of 36.07 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for the beginning of a tangent curve to the left with a radius of 930.00 feet, a central angle of 13°43'07", and a chord bearing and distance of North 07°39'06" West, 222.14 feet;  
In a northwesterly direction, with said tangent curve to the left, an arc distance of 222.67 feet to a point 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block A of said Rockwall Technology Park addition (Cabinet E, Page 262), in said east right-of-way line of Innovation Drive;

**THENCE** departing said east right-of-way line of Innovation Drive, with the north line of said Lot 5, the following courses and distances:

North 73°55'02" East, a distance of 124.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 285.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 00°00'00" East, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
orth 90°00'00" East, passing at a distance of 417.87 feet, the northeast corner of said Lot 5, and continuing with the north line of said Lot 8, for a total distance of 564.40 feet to a point for the southeast corner of said Lot 4, from which a 5/8" iron rod with plastic cap stamped "SPINNER" found bears South 56°54'02" East, a distance of 0.64 feet;

**THENCE** with the most northerly west line of said Lot 8, North 00°00'00" East, passing at a distance of 185.79 feet, the northwest corner of said Lot 8, continuing with a west line of said Lot 7 for a total distance of 595.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** with the most northerly south lines of said Lot 7, the following courses and distances:

South 75°33'09" West, a distance of 200.94 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for the beginning of a tangent curve to the left with a radius of 15.00 feet, a central angle of 34°22'08", and a chord bearing and distance of South 58°22'05" West, 8.86 feet;  
In a southwesterly direction, with said tangent curve to the left, an arc distance of 9.00 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
South 41°11'01" West, a distance of 68.65 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found in the east right-of-way line of Research Circle (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 46°22'48", and a chord bearing and distance of North 42°24'15" West, 47.25 feet;

**THENCE** with said east right-of-way line of Research Circle, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.57 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 20.50 feet, a central angle of 51°08'48", and a chord bearing and distance of North 40°01'15" West, 17.70 feet;  
In a northwesterly direction, with said reverse curve to the right, an arc distance of 18.30 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
North 14°26'51" West, a distance of 18.67 feet to an "X" cut in concrete found for corner;

**THENCE** departing said east right-of-way line of Research Circle, with the most southerly north line of said Lot 7, North 75°33'09" East, a distance of 370.57 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner;

**THENCE** with a west line of said Lot 7, North 00°47'33" West, a distance of 373.72 feet to a 1/2" iron rod with plastic cap stamped "D.A.I." found for the northwest corner of said Lot 7, in the south right-of-way line of Discovery Boulevard (a variable width right-of-way);

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

North 89°12'27" East, a distance of 271.04 feet to an "X" cut in concrete found for corner;  
South 86°55'21" East, a distance of 136.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Discovery Boulevard and the west right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** with said west right-of-way line of F.M. 549, the following courses and distances:

South 01°12'28" East, a distance of 4.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 02°06'33" East, a distance of 855.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 01°36'55" East, a distance of 428.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of said west right-of-way line of F.M. 549 and said north right-of-way line of State Highway 276;

**THENCE** with said corner clip, South 42°16'22" West, a distance of 46.72 feet to a 1/2" iron rod found for corner;

**THENCE** with said north right-of-way line of State Highway 276, the following courses and distances:

South 89°10'57" West, a distance of 243.94 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for corner;  
South 00°48'57" East, a distance of 35.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°10'57" West, passing at a distance of 324.66 feet, the west line of said Lot 8, continuing with said north right-of-way line of State Highway 276 a distance of 381.48 feet to a point for corner, from which, a 1/2" iron rod found bears North 89°22'49" West, a distance of 4.17 feet;  
South 00°00'00" East, a distance of 15.99 feet to a point for corner, from which a 60D Nail found bears North 46°40'28" East, a distance of 0.57 feet;  
South 89°12'27" West, a distance of 749.93 feet to the **POINT OF BEGINNING** and containing 1,008,906 square feet or 23.1613 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**OWNERS DEDICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

We, **ROCKWALL ECONOMIC DEVELOPMENT CORP.**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

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

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

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

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Ave., Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SIGNATURE BLOCK**

**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, Texas on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

\_\_\_\_\_  
Planning and Zoning Commission Chairman

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

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

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
BEING LOTS 5, 7, & 8, BLOCK A,  
**ROCKWALL TECHNOLOGY PARK**  
23.1612 ACRES, 1,008,906 SQUARE FEET  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Mar. 2025	064584400	3 OF 3



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 7, 2025  
**APPLICANT:** Phil Wagner; *Rockwall Economic Development Corporation (REDC)*  
**CASE NUMBER:** P2025-010; *Replat for Lots 9-11, Block A, Rockwall Technology Park*

---

### SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 9, 10, & 11, Block A, Rockwall Technology Park Addition being a 23.1612-acre parcel of land identified as Lots 5, 7, & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 23.1612-acre parcel of land (*i.e. Lots 9-11, Block A, Rockwall Technology Park Addition*) for the purpose of changing the lot lines for the three (3) lots and establishing a drainage easement on lot 11.
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On November 20, 2000, the City Council approved a replat [*Case No. PZ2000-099-01*] of Lot 1, Block A, Rockwall Technology Park. On January 10, 2003, the City Council approved a replat [*Case No. PZ2002-042-01*] for Lot 1, Block A, Rockwall Technology Park. On January 18, 2004, the City Council approved a replat [*Case No. P2004-060*] for Lot 2, Block A, Rockwall Technology Park. On December 10, 2008, the City Council approved a replat [*Case No. P2008-038*] for Lots 7 & 8, Block A, Rockwall Technology Park. On May 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-014*] for the purpose of constructing an *Office/Manufacturing Facility* on Lots 7 & 8, Block A, Rockwall Technology Park Addition. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance* in the *Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this 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 City Council chooses to approve the Replat for *Lots 9, 10, & 11, Block A, 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 March 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup> & <sup>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 Northwest Corner of State Highway 276 & Corporate Crossing

SUBDIVISION Rockwall Technology Park

LOT 8

BLOCK A

GENERAL LOCATION Northwest Corner of State Highway 276 & Corporate Crossing

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

CURRENT ZONING LI

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Office / Detention Pond

ACREAGE 23.16

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

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

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

OWNER Phil Wagner

APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

ADDRESS 2610 Observation Trail

Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.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:

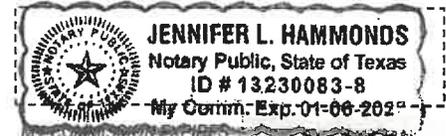
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 765.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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."

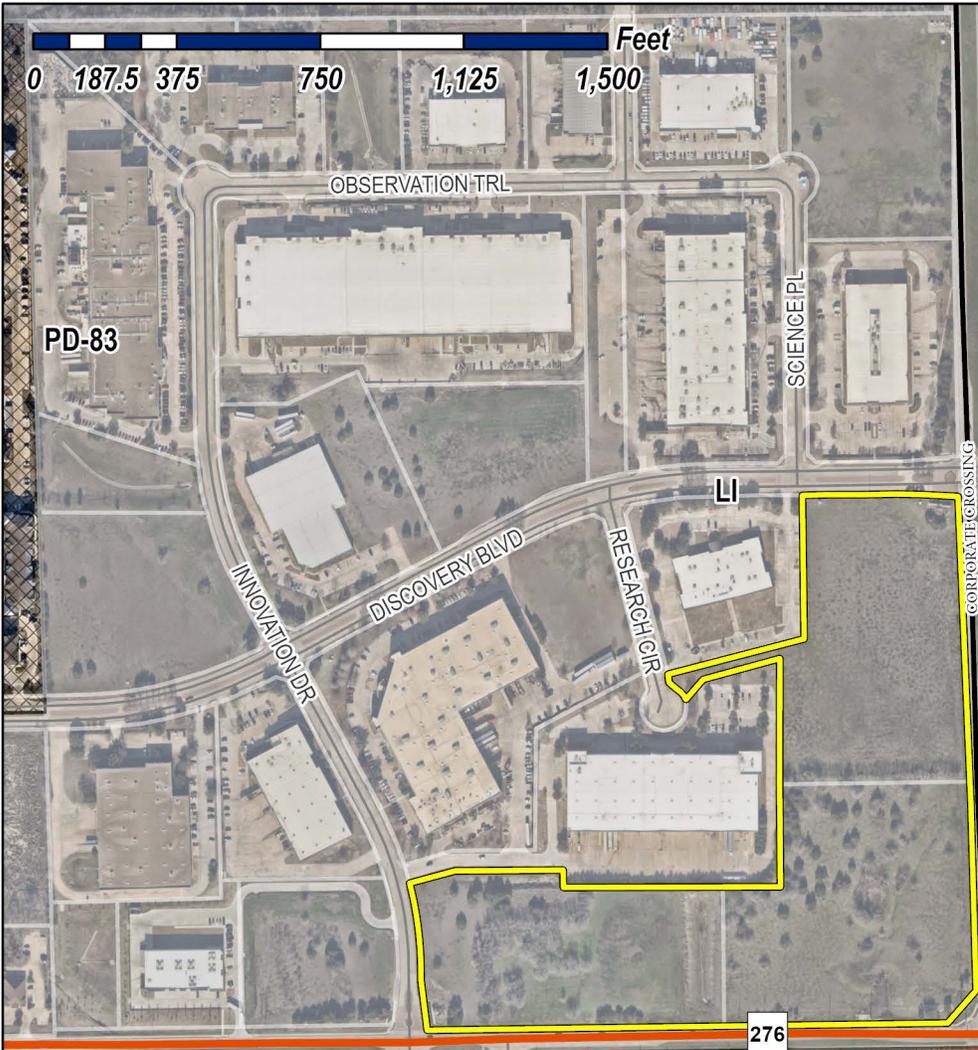
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2025

OWNER'S SIGNATURE

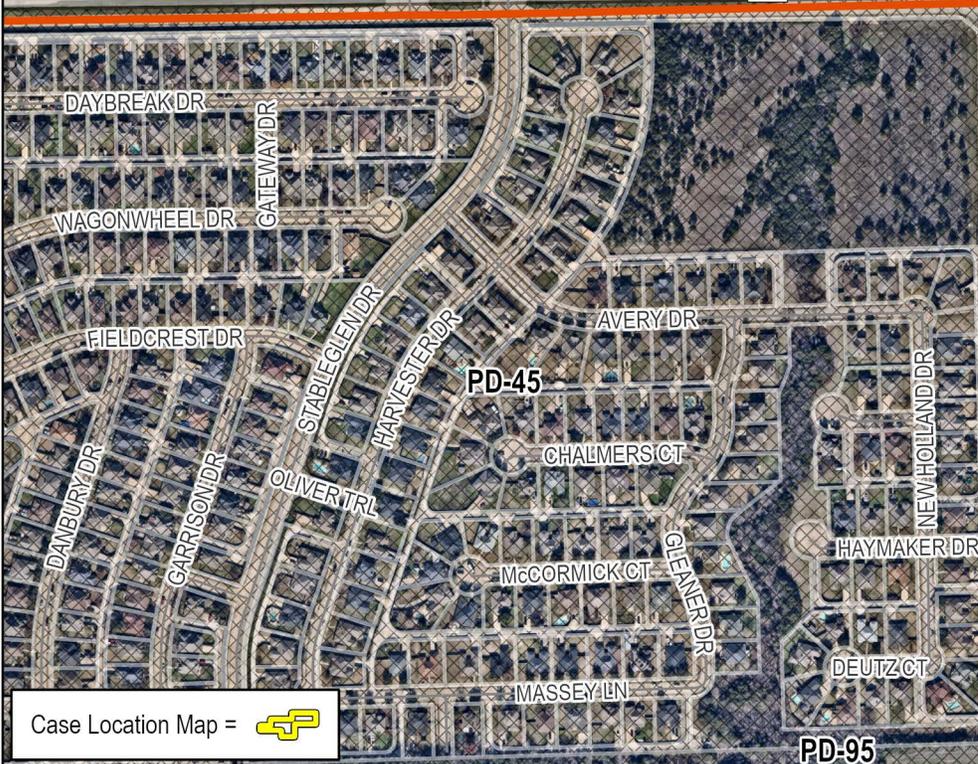
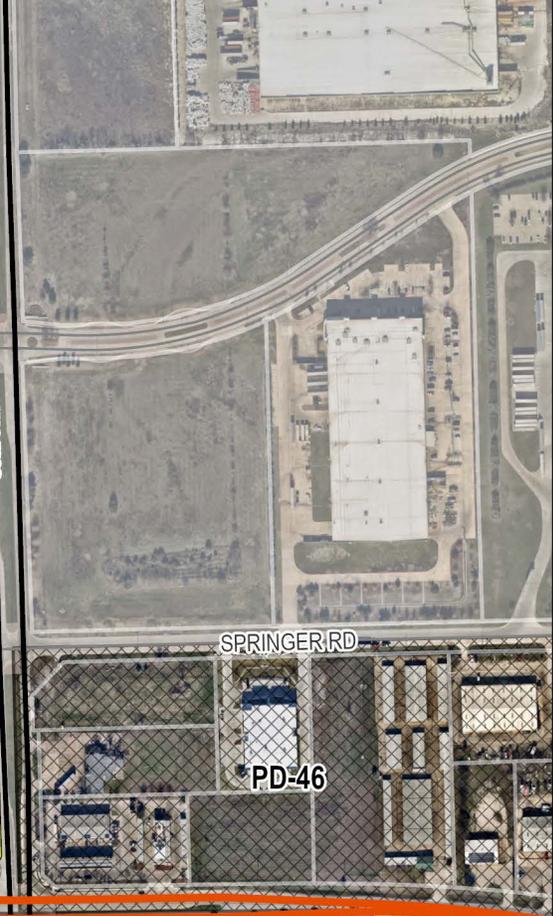
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature: J. Hammonds]*





P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition



Case Location Map = 



# City of Rockwall

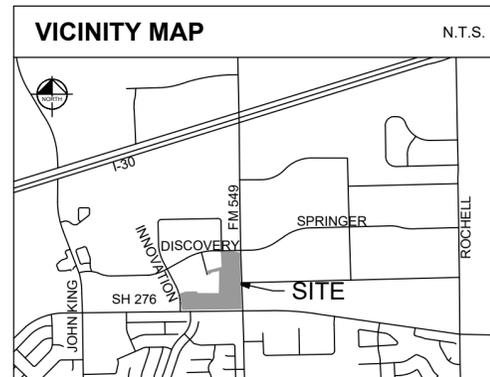
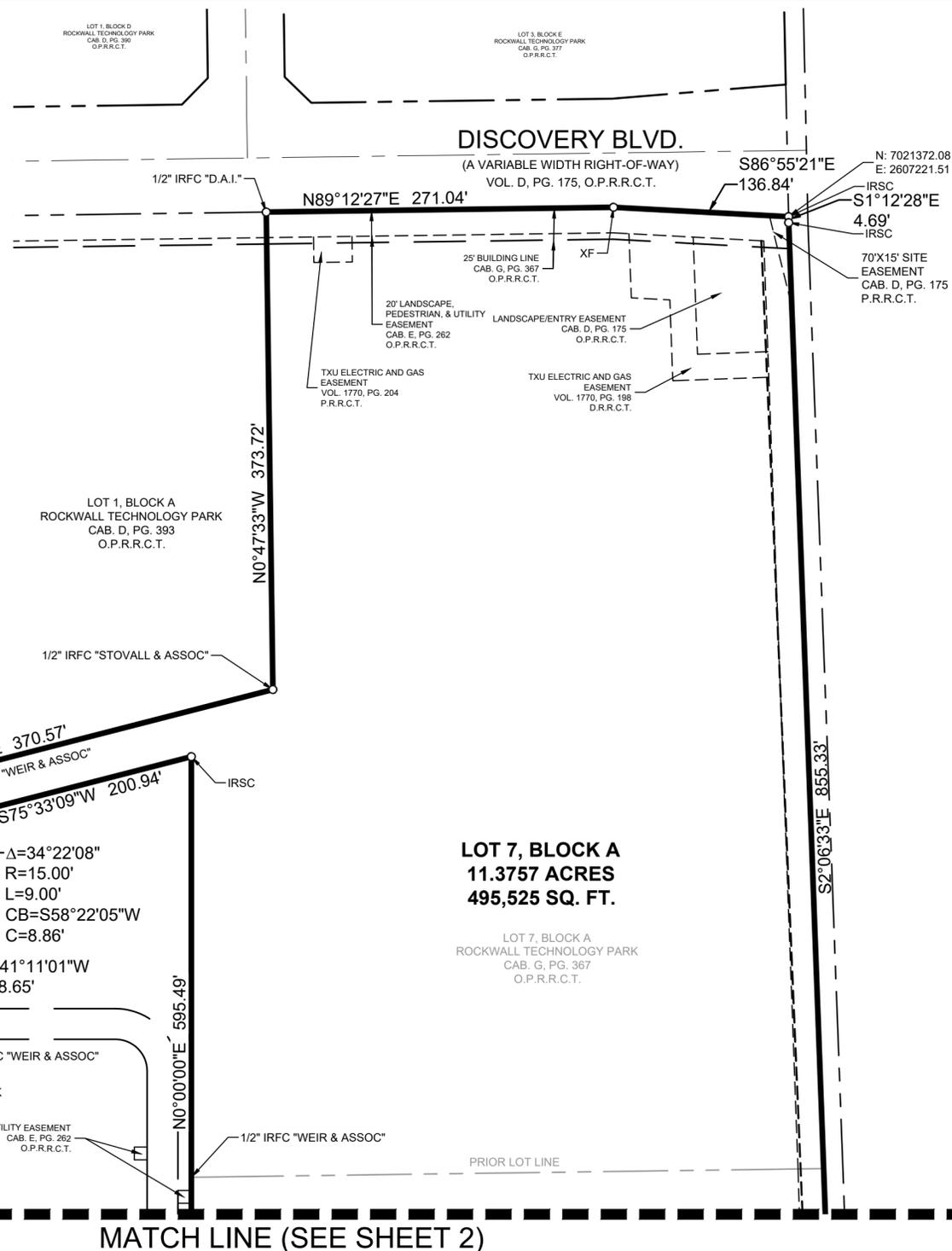
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	N01°06'09"W	43.32'	L13	N18°13'52"E	22.19'
L3	S88°53'51"W	5.00'	L14	N07°20'23"E	6.82'
L4	N01°06'09"W	22.56'	L15	N88°53'51"E	175.65'
L5	N88°53'51"E	30.00'	L16	S69°06'15"E	16.76'
L6	S01°06'09"E	22.56'	L17	S41°26'18"W	14.50'
L7	S88°53'51"W	5.00'	L18	S33°06'50"E	4.17'
L8	S01°06'09"E	43.42'	L19	S89°11'18"W	5.81'
L9	N23°55'40"W	3.65'	L20	S88°53'51"W	20.00'
L10	N05°41'44"E	12.53'	L21	N01°06'09"W	40.10'
L11	N18°34'02"E	8.83'	L22	S41°17'29"W	10.31'
L12	N43°01'00"E	3.79'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°09'06"	23.00'	17.32'	S19°42'56"W	16.92'
C2	47°36'22"	23.00'	19.11'	S65°05'40"W	18.57'



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**LEGEND**

IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET  
 XF = "X" CUT FOUND  
 VOL., PG. = VOLUME, PAGE  
 CAB., PG. = CABINET, PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0045L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

**NOTES:**

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

It shall be the policy of the city 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 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 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.

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

All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
 CONTACT: PHIL WAGNER  
 PHONE: 972-772-0025

**ENGINEER:**  
 KIMLEY-HORN AND ASSOC., INC.  
 203 WEST NASH STREET, SUITE 100  
 TERRELL, TEXAS 75160  
 CONTACT: TODD MARTIN, P.E.  
 PHONE: 469-998-8830  
 EMAIL: todd.martin@kimley-horn.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOC., INC.  
 2500 PACIFIC AVENUE, SUITE 1100  
 DALLAS, TEXAS 75226  
 CONTACT: ANDY DOBBS, R.P.L.S.  
 PHONE: 469-718-8849  
 EMAIL: andy.dobbs@kimley-horn.com

MATCH LINE (SEE SHEET 2)

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
 BEING LOTS 5, 7, & 8, BLOCK A,  
 ROCKWALL TECHNOLOGY PARK  
 23.1612 ACRES, 1,008,906 SQUARE FEET  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

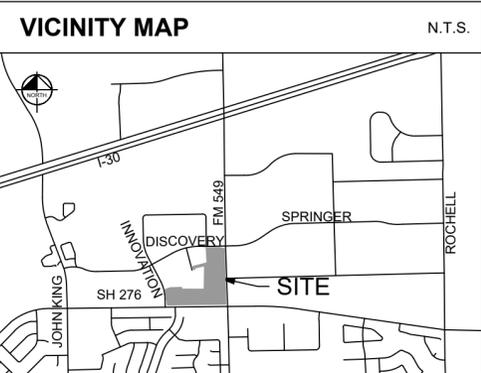
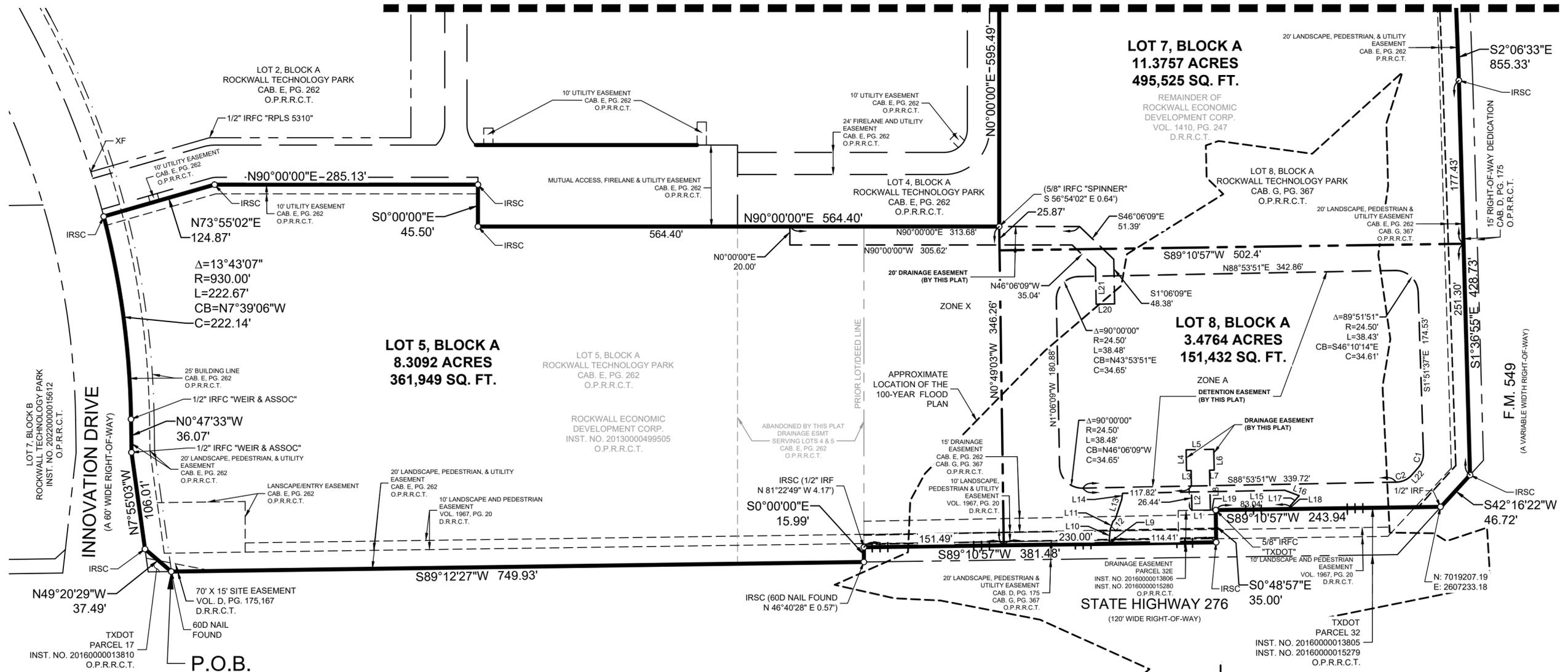
**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	1 OF 3

DWG NAME: K:\DAL\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549\DWG\064584400-ROCKWALL EDC NWC\_RP.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

MATCH LINE (SEE SHEET 2)



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	DENIAL OF ACCESS LINE

**OWNER:**  
 ROCKWALL ECONOMIC DEVELOPMENT CORP.  
 2610 OBSERVATION TRAIL, SUITE 104  
 ROCKWALL, TEXAS 75032  
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 BEING LOTS 5, 7, & 8, BLOCK A,  
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 JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

# Kimley»Horn

2500 Pacific Avenue, Suite 1100  
 Dallas, Texas 75226      FIRM # 10115500      Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JDF	JAD	Mar. 2025	064584400	2 OF 3

DWG NAME: 'K:\DAL\\_SURVEY\064584400-ROCKWALL EDC NWC 276 AND 549\DWG\064584400-ROCKWALL EDC NWC 276.DWG PLOTTED BY: FENIMORE, DUSTIN 3/14/2025 1:06 PM LAST SAVED: 3/14/2025 12:21 PM

**OWNERS CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION are the owners of a tract of land situated in the James M. Allen Survey, Abstract No. 67, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20130000499505, Official Public Records, Rockwall County, Texas, and being a portion of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Volume 1410, Page 247, of the Deed Records of Rockwall County, Texas, and being all of Lot 5, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 262, of said Official Public Records, and being all of Lots 7 and 8, Block A, Rockwall Technology Park addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 367, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 60D nail found at the southeast end of a corner clip at the intersection of the north right-of-way line of State Highway 276 (a 120 foot wide right-of-way) and the east right-of-way line of Innovation Drive (a 60 foot wide right-of-way);

**THENCE** with said corner clip, North 49°20'29" West, a distance of 37.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said corner clip;

**THENCE** with said east right-of-way line of Innovation Drive, the following courses and distances:

North 07°55'03" West, a distance of 106.01 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for corner;

North 00°47'33" West, a distance of 36.07 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC" found for the beginning of a tangent curve to the left with a radius of 930.00 feet, a central angle of 13°43'07", and a chord bearing and distance of North 07°39'06" West, 222.14 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 222.67 feet to a point 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block A of said Rockwall Technology Park addition (Cabinet E, Page 262), in said east right-of-way line of Innovation Drive;

**THENCE** departing said east right-of-way line of Innovation Drive, with the north line of said Lot 5, the following courses and distances:

North 73°55'02" East, a distance of 124.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 285.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 00°00'00" East, a distance of 45.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
orth 90°00'00" East, passing at a distance of 417.87 feet, the northeast corner of said Lot 5, and continuing with the north line of said Lot 8, for a total distance of 564.40 feet to a point for the southeast corner of said Lot 4, from which a 5/8" iron rod with plastic cap stamped "SPINNER" found bears South 56°54'02" East, a distance of 0.64 feet;

**THENCE** with the most northerly west line of said Lot 8, North 00°00'00" East, passing at a distance of 185.79 feet, the northwest corner of said Lot 8, continuing with a west line of said Lot 7 for a total distance of 595.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** with the most northerly south lines of said Lot 7, the following courses and distances:

South 75°33'09" West, a distance of 200.94 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for the beginning of a tangent curve to the left with a radius of 15.00 feet, a central angle of 34°22'08", and a chord bearing and distance of South 58°22'05" West, 8.86 feet;  
In a southwesterly direction, with said tangent curve to the left, an arc distance of 9.00 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
South 41°11'01" West, a distance of 68.65 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found in the east right-of-way line of Research Circle (a variable width right-of-way), said point being the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 46°22'48", and a chord bearing and distance of North 42°24'15" West, 47.25 feet;

**THENCE** with said east right-of-way line of Research Circle, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.57 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right with a radius of 20.50 feet, a central angle of 51°08'48", and a chord bearing and distance of North 40°01'15" West, 17.70 feet;  
In a northwesterly direction, with said reverse curve to the right, an arc distance of 18.30 feet to a 1/2" iron rod with plastic cap stamped "WIER & ASSOC" found for corner;  
North 14°26'51" West, a distance of 18.67 feet to an "X" cut in concrete found for corner;

**THENCE** departing said east right-of-way line of Research Circle, with the most southerly north line of said Lot 7, North 75°33'09" East, a distance of 370.57 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner;

**THENCE** with a west line of said Lot 7, North 00°47'33" West, a distance of 373.72 feet to a 1/2" iron rod with plastic cap stamped "D.A.I." found for the northwest corner of said Lot 7, in the south right-of-way line of Discovery Boulevard (a variable width right-of-way);

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

North 89°12'27" East, a distance of 271.04 feet to an "X" cut in concrete found for corner;  
South 86°55'21" East, a distance of 136.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said south right-of-way line of Discovery Boulevard and the west right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** with said west right-of-way line of F.M. 549, the following courses and distances:

South 01°12'28" East, a distance of 4.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 02°06'33" East, a distance of 855.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 01°36'55" East, a distance of 428.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of said west right-of-way line of F.M. 549 and said north right-of-way line of State Highway 276;

**THENCE** with said corner clip, South 42°16'22" West, a distance of 46.72 feet to a 1/2" iron rod found for corner;

**THENCE** with said north right-of-way line of State Highway 276, the following courses and distances:

South 89°10'57" West, a distance of 243.94 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for corner;  
South 00°48'57" East, a distance of 35.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 89°10'57" West, passing at a distance of 324.66 feet, the west line of said Lot 8, continuing with said north right-of-way line of State Highway 276 a distance of 381.48 feet to a point for corner, from which, a 1/2" iron rod found bears North 89°22'49" West, a distance of 4.17 feet;  
South 00°00'00" East, a distance of 15.99 feet to a point for corner, from which a 60D Nail found bears North 46°40'28" East, a distance of 0.57 feet;  
South 89°12'27" West, a distance of 749.93 feet to the **POINT OF BEGINNING** and containing 1,008,906 square feet or 23.1613 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**OWNERS DEDICATION:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

We, **ROCKWALL ECONOMIC DEVELOPMENT CORP.**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city.

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

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

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

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Ave., Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SIGNATURE BLOCK	
<b>APPROVED:</b>	
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, Texas on the ____ day of _____, 202__.	
_____ Mayor, City of Rockwall	_____ Planning and Zoning Commission Chairman
_____ City Secretary	_____ City Engineer

REPLAT  
**ROCKWALL TECHNOLOGY PARK**  
BEING LOTS 5, 7, & 8, BLOCK A,  
**ROCKWALL TECHNOLOGY PARK**  
23.1612 ACRES, 1,008,906 SQUARE FEET  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 67  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

<h1>Kimley»Horn</h1>					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel. No. (469) 718-8849		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Mar. 2025	064584400	3 OF 3



DATE: April 14, 2025

TO: Phil Wagner  
2610 Observation Trail  
Suite 104  
Rockwall, Texas 75032

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

SUBJECT: P2025-010; *Replat for Lots 9-11, Block A, Rockwall Technology Park Addition*

Phil,

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 April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

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,
- (1) 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 March 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On April 7, 2025, the City Council approved a motion to approve the Replat by a vote of 6-0, with Mayor Johannesen absent.

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

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

**FILING FEES:**

**Mylars:** \$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.

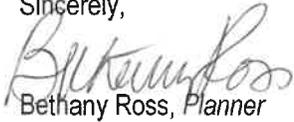
Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required 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 within a 180-days of 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) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 772-6434.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

**Project Comments: P2025-010**

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**From** Ross, Bethany <bross@rockwall.com>

**Date** Fri 3/21/2025 4:04 PM

**To** pwagner@rockwalledc.com <pwagner@rockwalledc.com>

 2 attachments (969 KB)

Project Comments (03.20.2025).pdf; Engineering Markups (03.20.2025).pdf;

Phil...

Attached are the project comments and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission: March 25, 2025

City Council: April 7, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

[City of Rockwall - Planning & Zoning](#)