
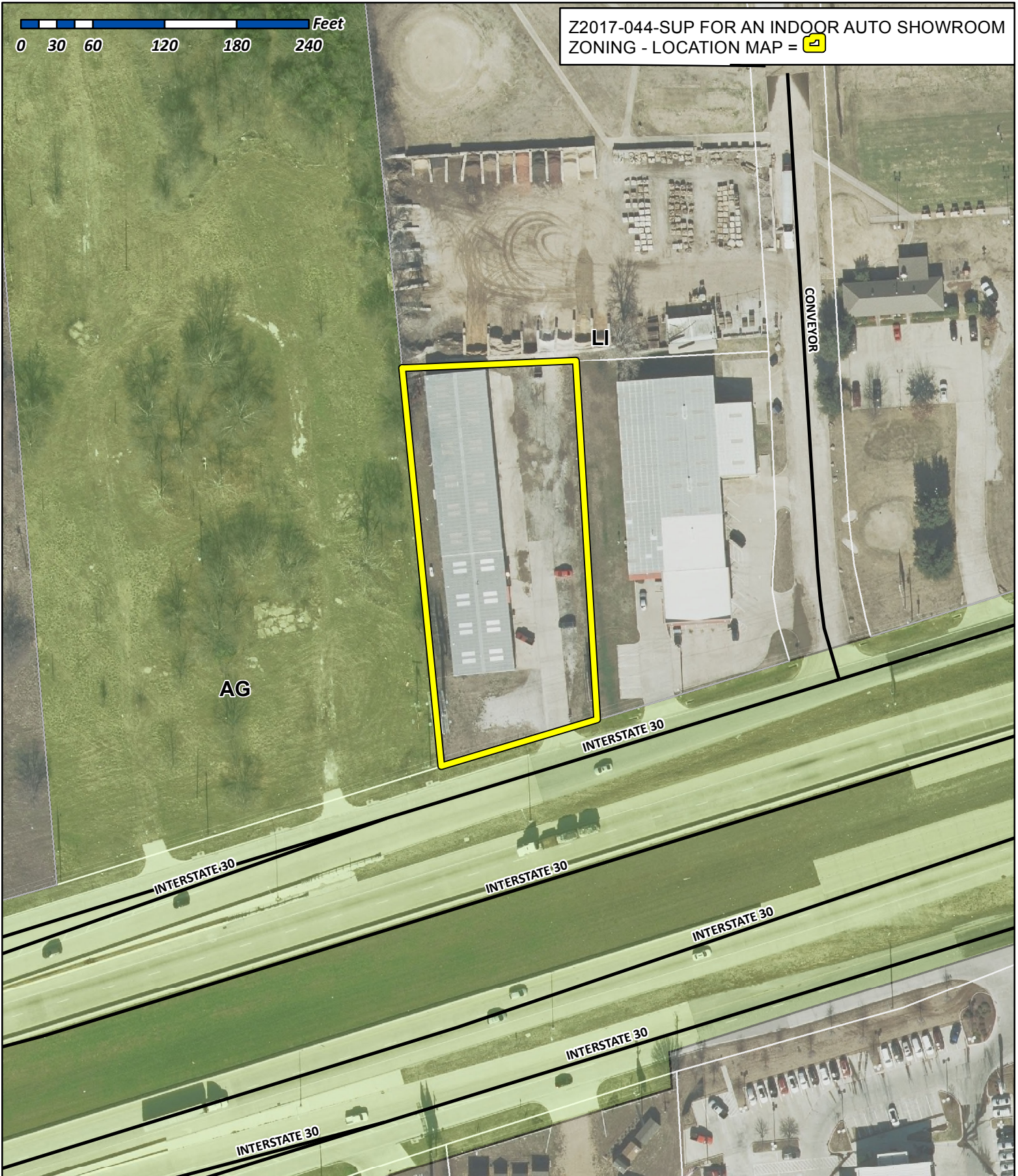


0 30 60 120 180 240 Feet

Z2017-044-SUP FOR AN INDOOR AUTO SHOWROOM  
ZONING - LOCATION MAP = 



## City of Rockwall

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

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

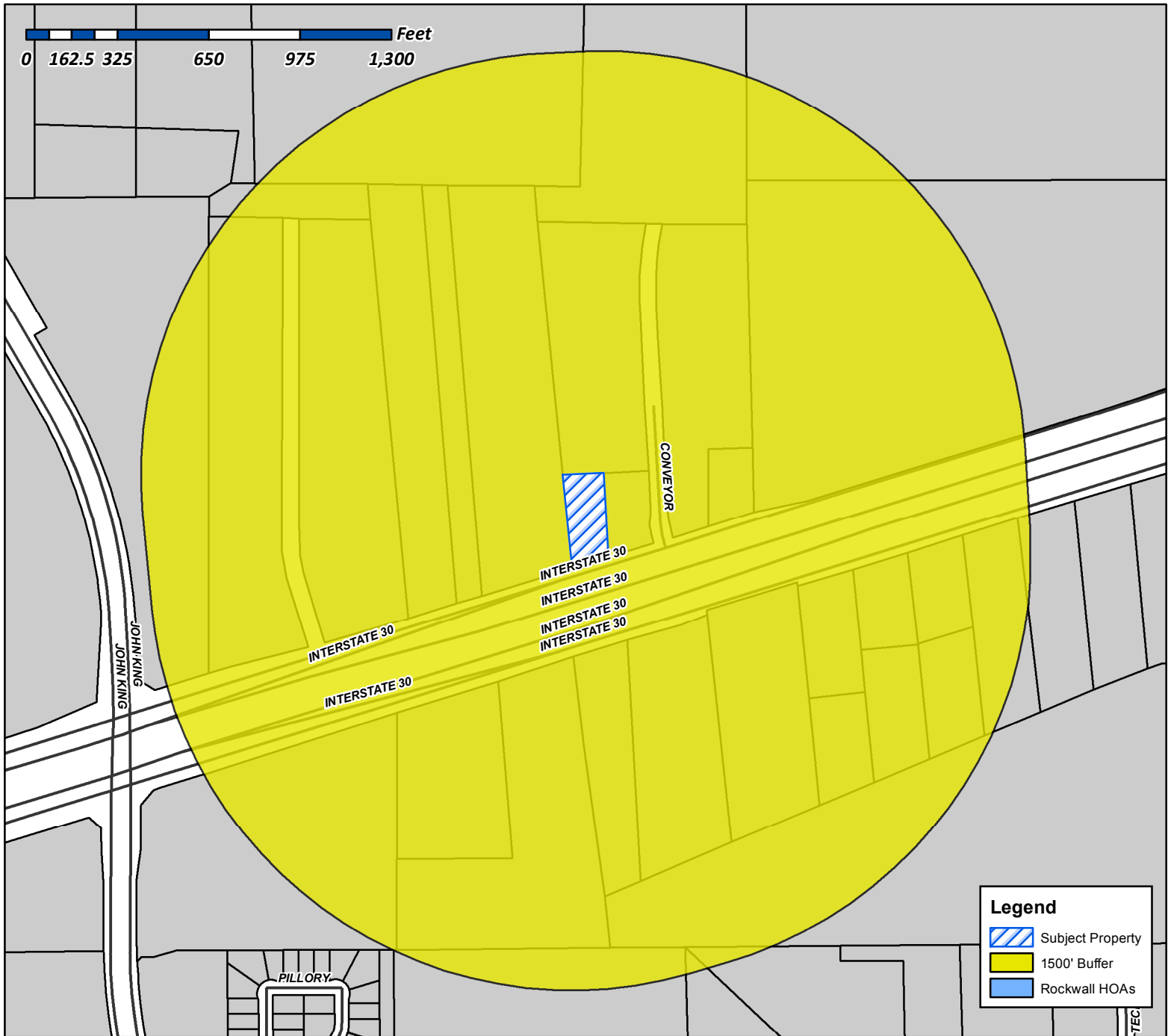




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Rockwall, Texas 75087  
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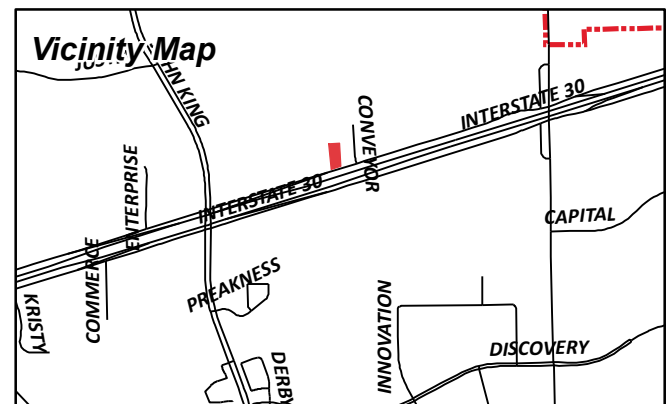
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**Case Number:** Z2017-044  
**Case Name:** SUP for an Indoor Auto Showroom  
**Case Type:** SUP  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1785 IH-30

**Date Created:** 09/15/2017

**For Questions on this Case Call** (972) 771-7745





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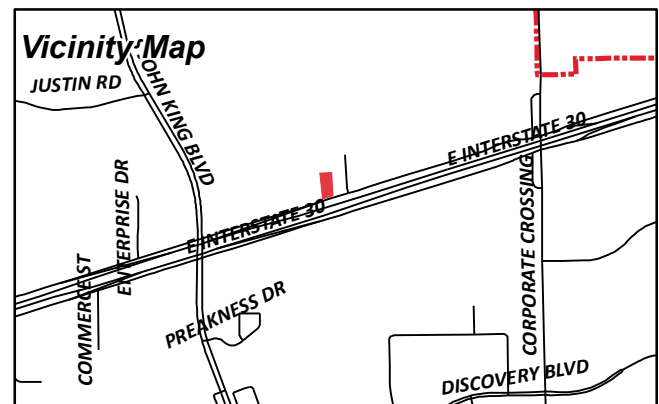
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**Case Number:** Z2017-044  
**Case Name:** SUP for an Auto Showroom  
**Case Type:** SUP  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1785 IH-30

**Date Created:** 09/15/2017

**For Questions on this Case Call** (972) 771-7745



DEN-MAR ENTERPRISES INC  
124 MONT BLANC DR  
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &  
KIMBERLY CULLINS COLLICHIO TRUSTEES  
1610 SHORES BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1750 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1760 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1785 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1795 I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1805 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1810 S I30  
ROCKWALL, TX 75087

SAINT GEORGE PARTNERS LTD  
3811 TURTLE CREEK SUITE 1800  
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP  
39650 LYNDON B JOHNSON FWY  
DALLAS, TX 75237

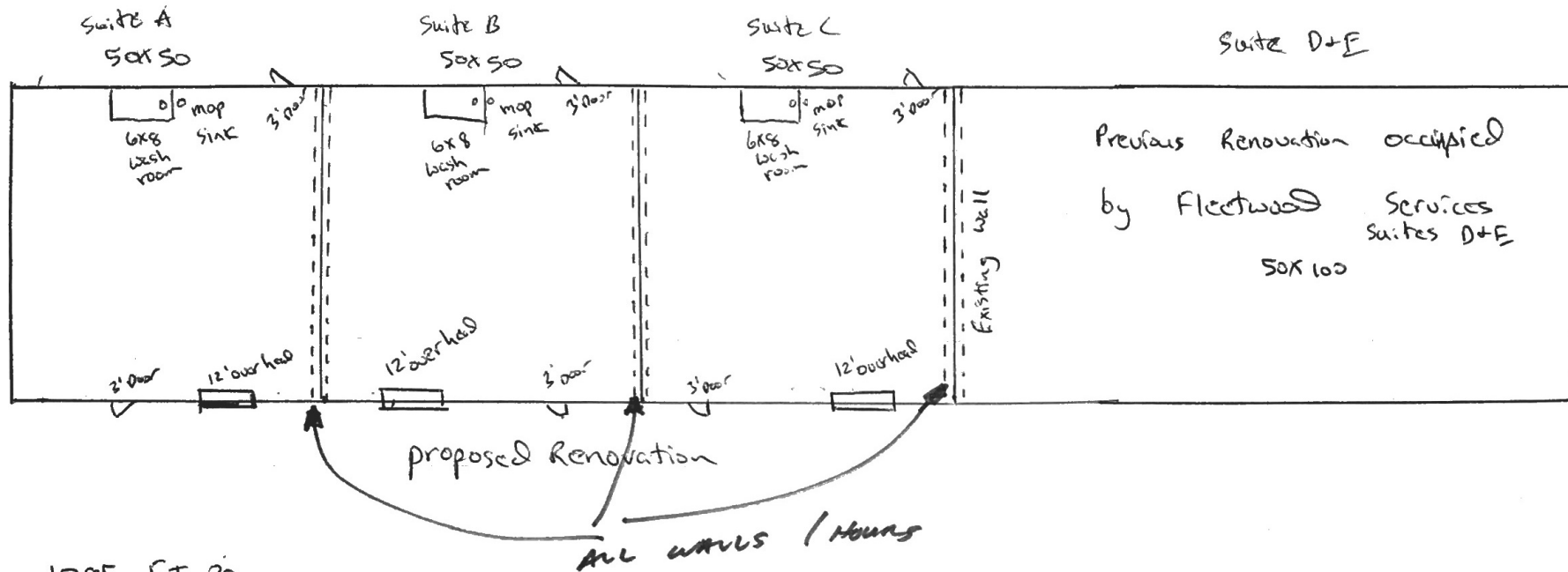
RFJ AUTO PROPERTIES LLC  
500 N CENTRAL EXPWY SUITE 440  
PLANO, TX 75074

DA THACKER LLC AND  
JOSHUA ALAN THACKER  
60 E RIO SALADO PKWY SUITE 1103  
TEMPE, AZ 85281

ROCKWALL 549/I30 PARTNERS LP  
8750 N CENTRAL EXPWY SUITE 1735  
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

GREG OLLOM MANAGEMENT LLC  
941 CORNELIUS RD  
ROCKWALL, TX 75087



1785 EI 30  
Rockwall TX  
75087

\* NO WOOD CONSTRUCTION

\* ALL WALLS METAL STUDS

\* 1 HOUR WALL MUST BE  
FLOOR TO DECK METAL  
STUDS 5/8" TYPE X  
SHEET ROCK

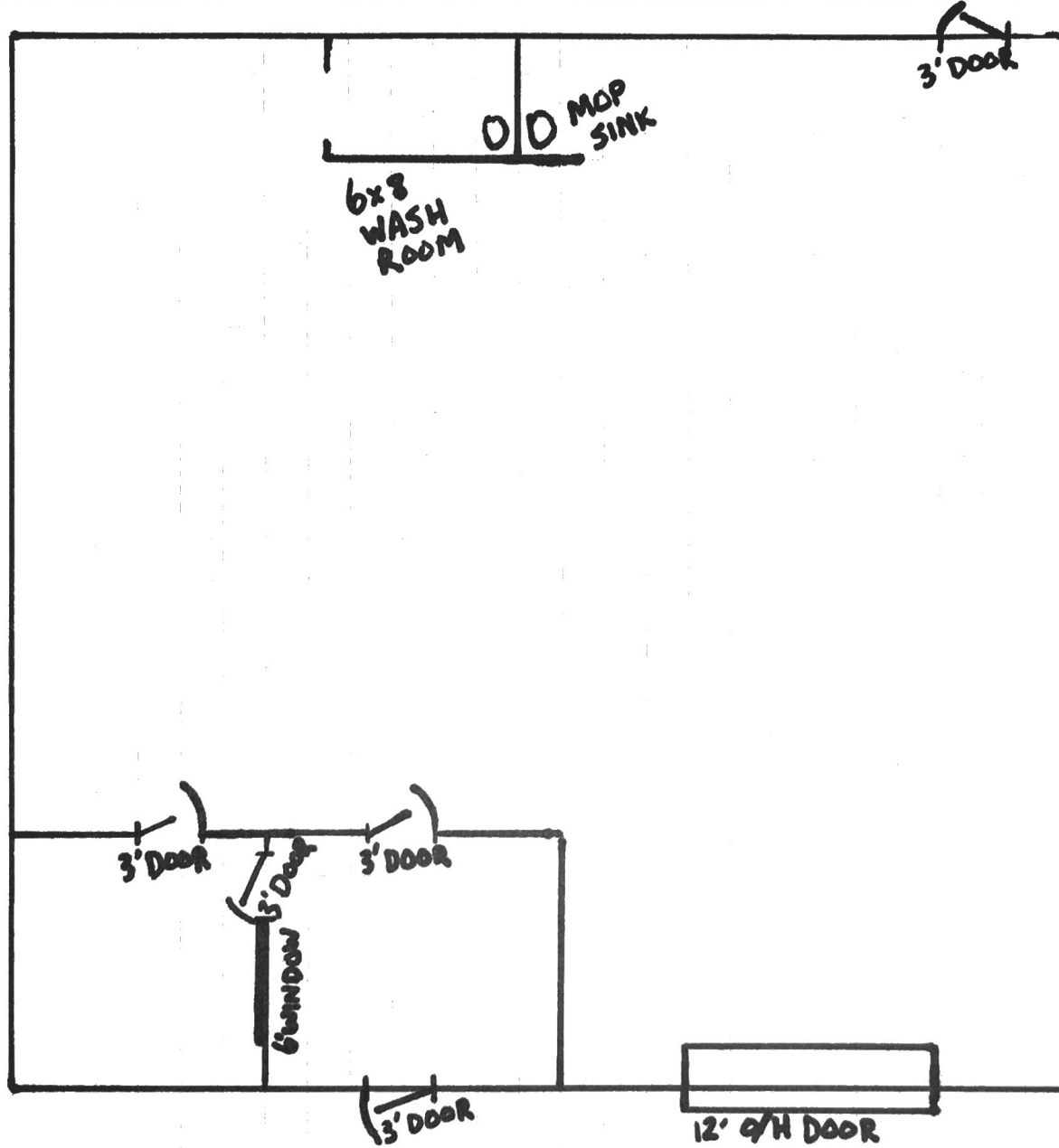
CITY OF ROCKWALL  
APPROVED FOR CONSTRUCTION

SUBJECT TO FIELD INSPECTION  
AND CODE COMPLIANCE

DATE 6-11-13 BY:

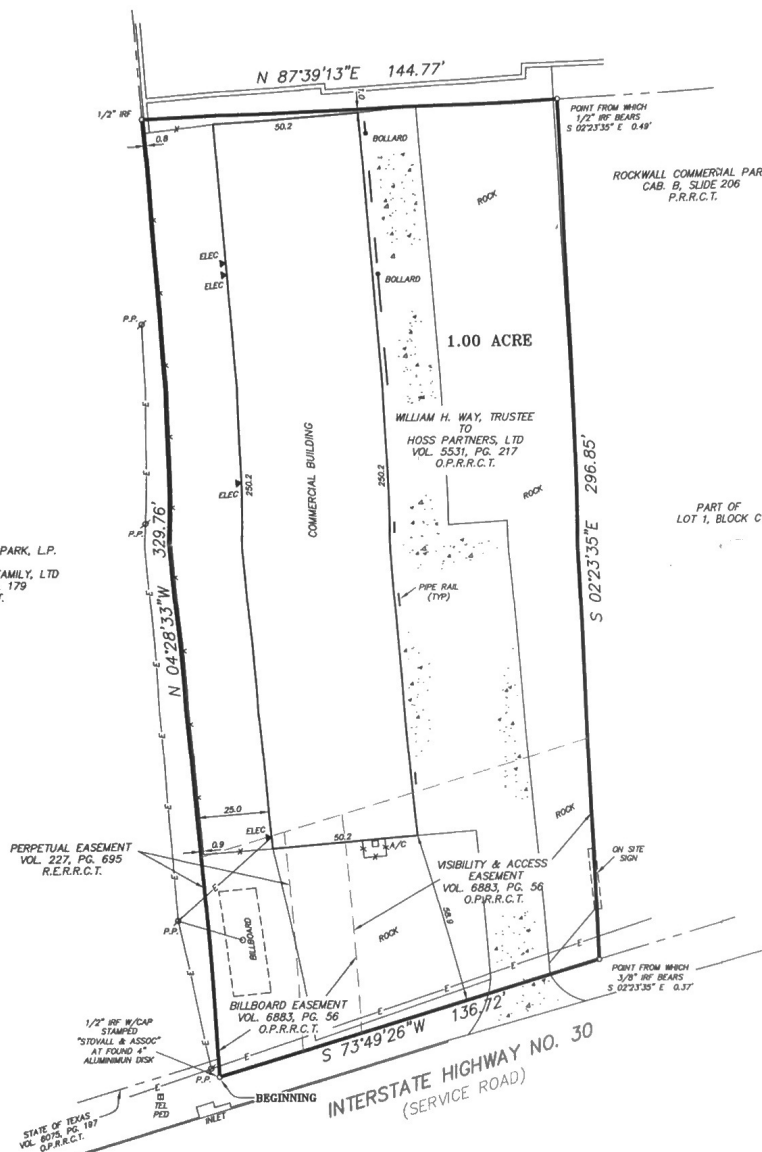
CONSTRUCTION CODES - 2009  
International Code & 2008 National  
Electrical Code and local amendments

CALL 771-7760 FOR  
INSPECTION



1785 EI-30 SUITE 101  
ROCKWALL, TX 75087

ORINDA MANAGERS, INC  
TO  
ROCKWALL 549/1-30 PARTNERS, L.P.  
VOL. 5255, PG. 14  
O.P.R.R.C.T.



# DESCRIPTION

All that certain lot, tract or parcel of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being known as that tract of land described in a Deed from William H. Way, Trustee, to Hoss Properties, LLC, as recorded in Volume 5531, Page 217 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of the above cited Subject Tract, said point also being the Southeast corner of that tract of land described in a Deed from M & M Rafizadeh Family, Ltd., to the State of Texas, as recorded in Volume 6076, Page 197 of the Official Public Records of Rockwall County, Texas, said point also being at a 4" aluminum disk found;

THENCE N. 04 deg. 28 min. 33 sec. W. with the West line of said Subject Tract and the East line of said State of Texas tract, passing the Northeast corner of said State of Texas tract at a distance of 6.13 feet, and continuing with the West line of said Subject Tract and the East line of that tract of land described in a Deed from Forney Industrial Park, L.P., to M & M Rafizadeh Family, Ltd., as recorded in Volume 5359, Page 179 of the Official Public Records of Rockwall County, Texas, for a total distance of 329.76 feet to a 1/2" iron rod found for corner at the Northwest corner of said Subject Tract, said point also being the most Westerly Southwest corner of Lot 1, Block C of the Rockwall Commercial Park, an Addition to Rockwall County, according to the Plat thereof recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas, said point also being the most Westerly Southwest corner of that tract of land described in a Deed from Orinda Managers, Inc., to Rockwall 549 / 1-30 Partners, L.P., as recorded in Volume 5255, Page 14 of the Official Public Records of Rockwall County, Texas (hereinafter called Tract Two);

THENCE N. 87 deg. 39 min. 13 sec. E. with the North line of said Subject Tract and the most Westerly South line of Lot 1, Block C, a distance of 296.85 feet to a point for corner in the North line of Interstate Highway No. 30 at the Northeast corner of said Subject Tract, said point also being an interior corner of Lot 1, Block C, from which a 1/2" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.49 feet;

THENCE S. 02 deg. 23 min. 35 sec. E. with the East line of said Subject Tract and the most Southerly West line of Lot 1, Block C, a distance of 296.85 feet to a point for corner in the North line of Interstate Highway No. 30 at the Southeast corner of said Subject Tract, said point also being the most Southerly Southwest corner of Lot 1, Block C, from which a 3/8" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.37 feet;

THENCE S. 73 deg. 49 min. 26 sec. W. with the North line of Interstate Highway No. 30 a distance of 136.72 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

## NOTES

- 1) BEARING SOURCE: THE MOST WESTERLY WEST LINE OF TRACT RECORDED IN VOL. 699 PG. 102 R.P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 14709-12-00359 EFFECTIVE DATE JULY 10, 2012.
- 4) "C.M." = CONTROL MONUMENT
- 5) THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOL. 50, PG. 421 D.R.R.C.T.
- 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (1) VOL. 208, PG. 740 D.R.R.C.T. (2) VOL. 307, PG. 78 D.R.R.C.T.

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.



Donald S. Holder  
Donald S. Holder, R.P.L.S. No. 5266

STOVALL & ASSOCIATES

SURVEYORS

LEGEND				SCALE: 1" = 30'		DATE: AUG. 10, 2012	
● GAS	○ CURB	— FENCE	— BRICK WALL	— BOUNDARY LINE	— CONCRETE	— JOB NO. 500227-4	— OF NO.
▽ ELEC	● 1/2" IRON ROD SET	— ELEC. SERVICE	— CROSS W. WALL	— BOUNDARY WALL	— ASPHALT	— L.M.T.	— A.M.
○ GAS METER IRON ROD FOUND	— 1/2" IRON ROD	— 1/2" IRON ROD	— 1/2" IRON ROD	— 1/2" IRON ROD	— 1/2" IRON ROD	— 1/2" IRON ROD	— 1/2" IRON ROD

P.O. BOX 202 • GREENVILLE, TEXAS 75403 • PHONE (903) 450-1120 • FAX (903) 450-8373