



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	SEE SURVEY	BLOCK	SEE SURVEY
GENERAL LOCATION	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				

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

CURRENT ZONING	AG & LI	CURRENT USE	NONE		
PROPOSED ZONING	COMMERCIAL (C) Zoning District	PROPOSED USE	COMMERCIAL/RETAIL		
ACREAGE	65.147	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

<input type="checkbox"/> OWNER	ROCKWALL 549/I-30 PARTNERS, L.P.	<input checked="" type="checkbox"/> APPLICANT	KIMLEY-HORN
CONTACT PERSON	JAMES MELINO	CONTACT PERSON	ANTHONY LOEFFEL
ADDRESS	8750 CENTRAL EXPRESSWAY SUITE 1735	ADDRESS	400 N. OKLAHOMA DR, SUITE 105
CITY, STATE & ZIP	DALLAS, TEXAS, 75231	CITY, STATE & ZIP	CELINA, TEXAS, 75009
PHONE	214-691-2556	PHONE	469-301-2581
E-MAIL	jim@cambridgecos.com	E-MAIL	ANTHONY.LOEFFEL@KIMLEY-HORN.COM

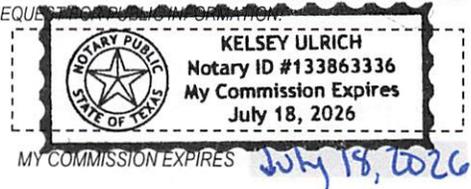
### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MELINO [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 \$1,177.21 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 18th DAY OF August, 2023  
OWNER'S SIGNATURE By: James Melino, Auth. Rep.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich





# DEVELOPMENT APPLICATION

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

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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	SEE SURVEY	BLOCK	SEE SURVEY
GENERAL LOCATION	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				

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

CURRENT ZONING	Light Industrial	CURRENT USE	NONE		
PROPOSED ZONING	COMMERCIAL (C) Zoning District	PROPOSED USE	COMMERCIAL/RETAIL		
ACREAGE	0.91	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	CONVEYOR I30 PARTNERS LP	<input checked="" type="checkbox"/> APPLICANT	KIMLEY-HORN
CONTACT PERSON	JAMES MELINO	CONTACT PERSON	ANTHONY LOEFFEL
ADDRESS	8750 CENTRAL EXPRESSWAY SUITE 1735	ADDRESS	400 N. OKLAHOMA DR, SUITE 105
CITY, STATE & ZIP	DALLAS, TEXAS, 75231	CITY, STATE & ZIP	CELINA, TEXAS, 75009
PHONE	214-691-2556	PHONE	469-301-2581
E-MAIL	jim@cambridgecos.com	E-MAIL	ANTHONY.LOEFFEL@KIMLEY-HORN.COM

### NOTARY VERIFICATION [REQUIRED]

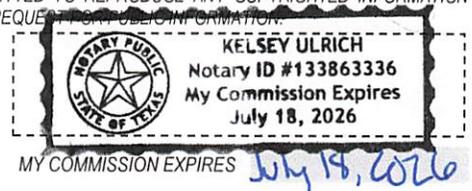
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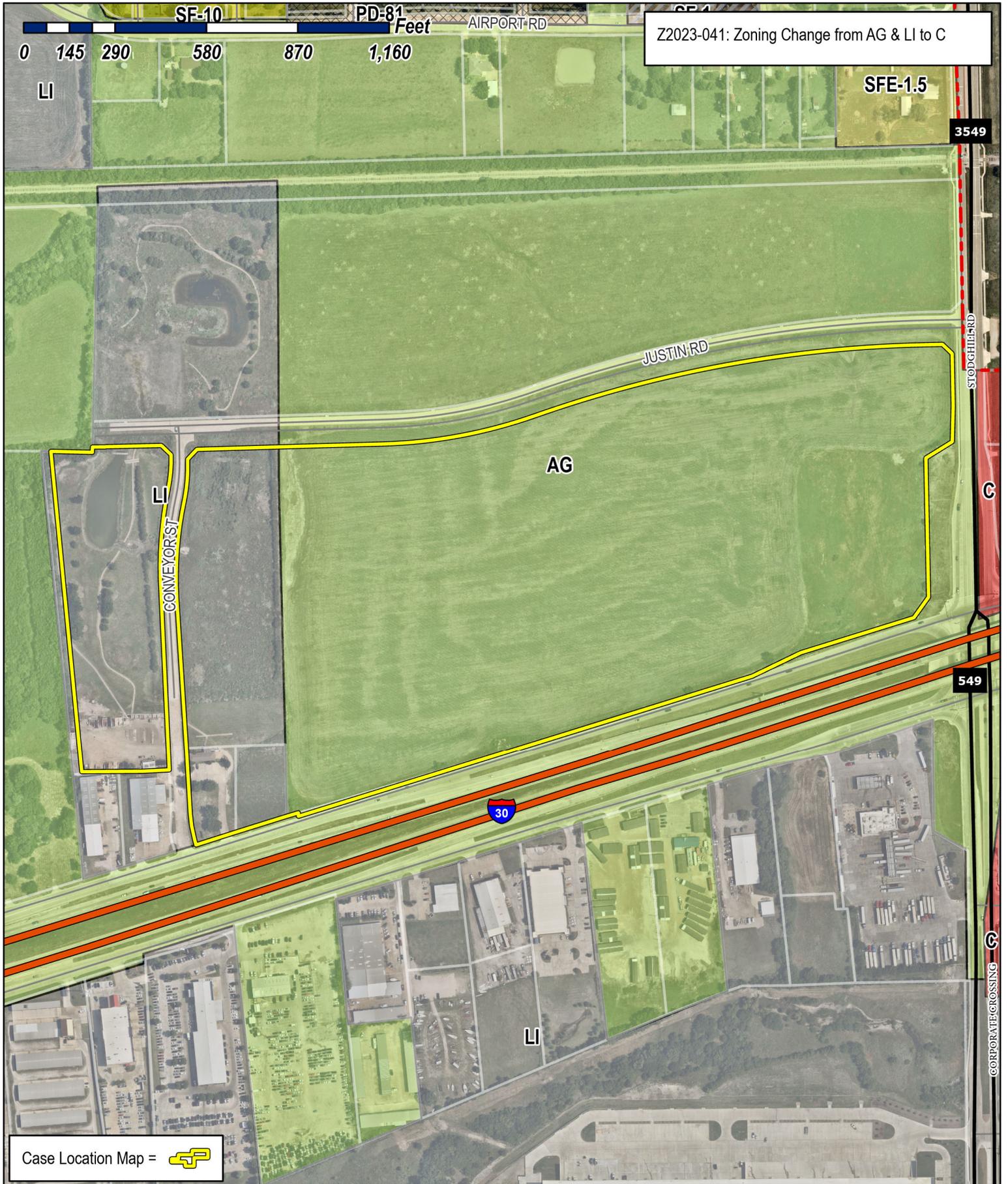
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$215 \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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."

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich





Case Location Map = 



# City of Rockwall

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

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

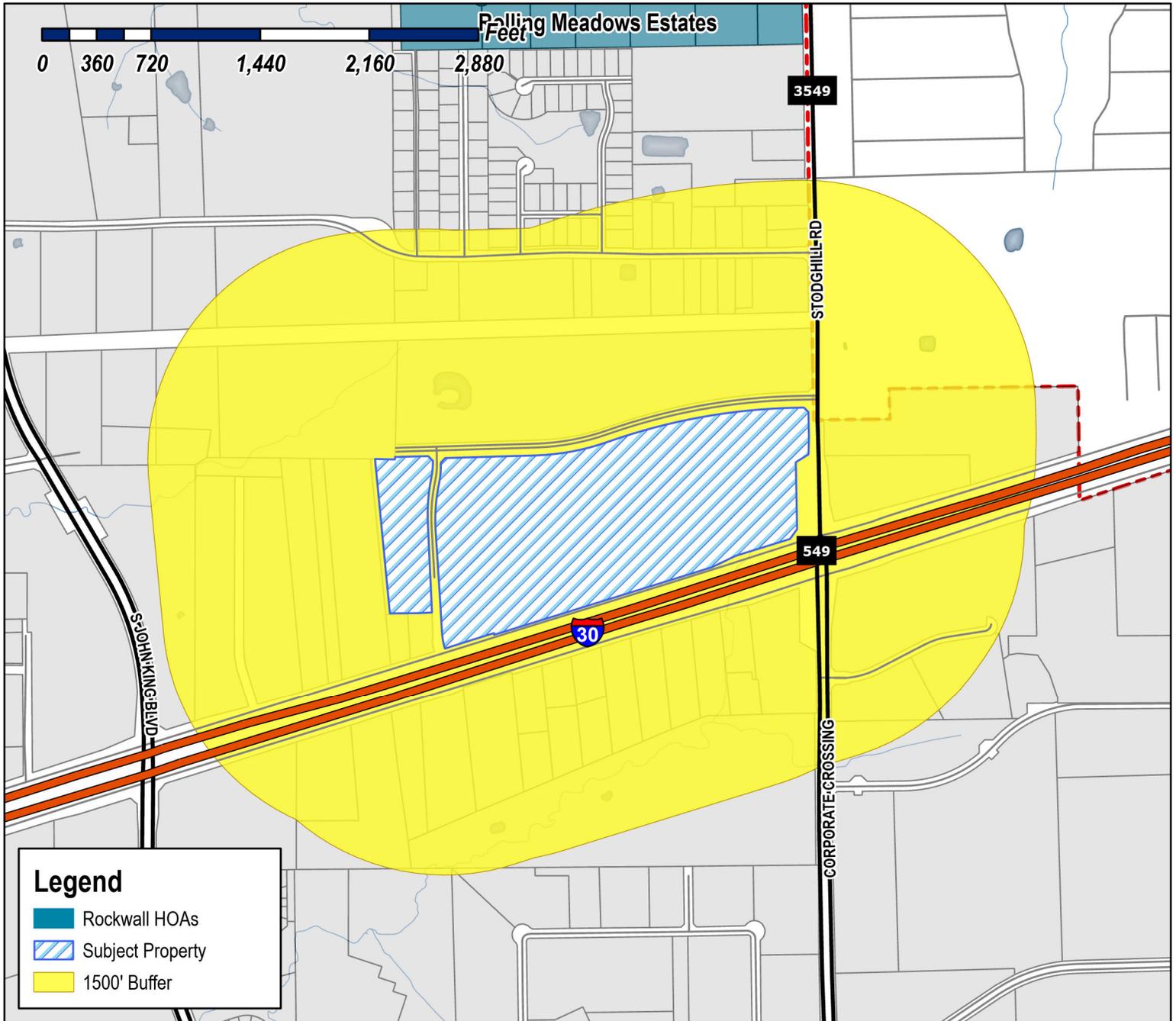




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**Case Number:** Z2023-041  
**Case Name:** Zoning Change from AG & LI to C  
**Case Type:** Zoning  
**Zoning:** Commercial  
**Case Address:** NE Corner of FM 3549 and E I-30

**Date Saved:** 8/18/2023  
 For Questions on this Case Call (972) 771-7745

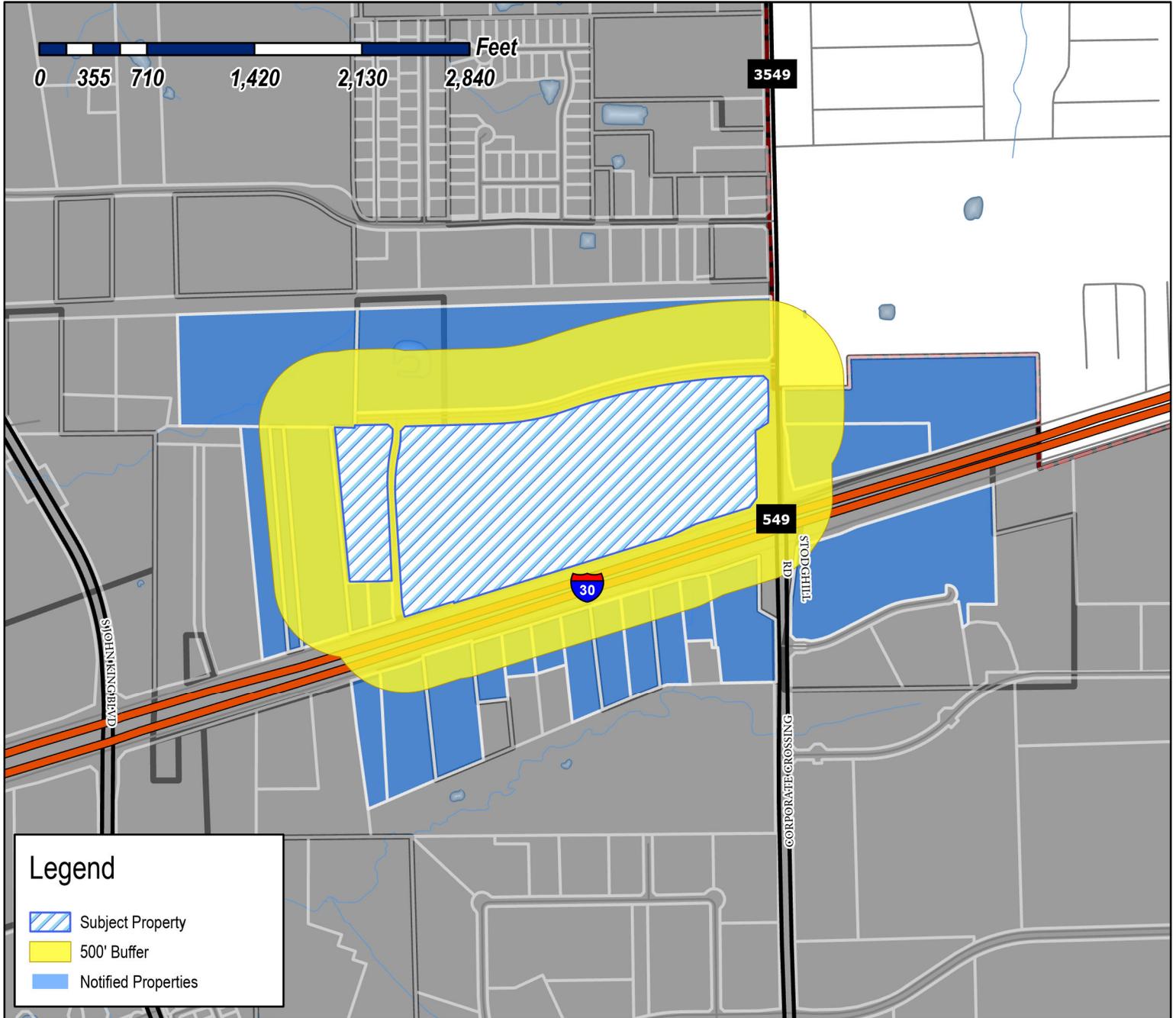




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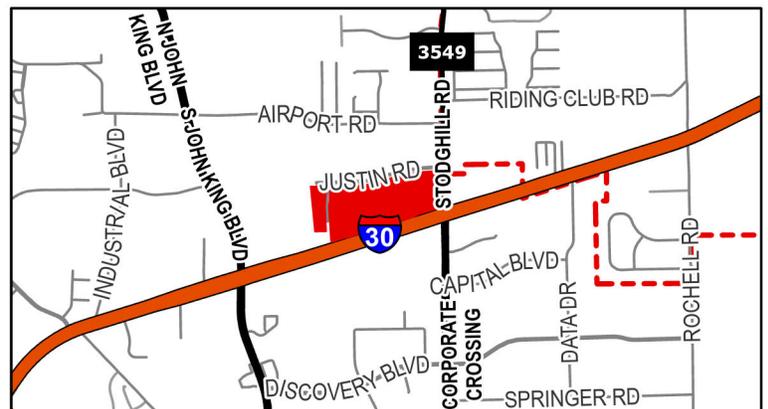
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For Questions on this Case Call: (972) 771-7746



MYASIN INVESTMENTS LLC  
11243 SHADY TRL  
DALLAS, TX 75229

MHC I30 LP  
12001 N CENTRAL EXPRESSWAY SUITE 875  
DALLAS, TX 75243

LINE 5 HOLDINGS LP  
1201 N RIVERFRONT BLVD SUITE 100  
DALLAS, TX 75207

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

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

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

RESIDENT  
1785 E I30  
ROCKWALL, TX 75087

RESIDENT  
1790 E I30  
ROCKWALL, TX 75087

RESIDENT  
1795 I30  
ROCKWALL, TX 75087

RESIDENT  
1805 E I30  
ROCKWALL, TX 75087

RESIDENT  
1810 S I30  
ROCKWALL, TX 75087

SELF SCOTT & JANET  
1830 E INTERSTATE 30 STE 100  
ROCKWALL, TX 75087

GENESTA PARTNERSHIP  
1850 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1860 E I30  
ROCKWALL, TX 75087

RESIDENT  
1880 I30 RD  
ROCKWALL, TX 75087

RESIDENT  
1900 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1960 E I30  
ROCKWALL, TX 75087

RESIDENT  
1970 I30 SOUTH SERVICE RD  
ROCKWALL, TX 75087

RESIDENT  
1990 E I30  
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC  
2801 E. CAMELBACK ROAD SUITE 200  
PHOENIX, AZ 85016

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

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

MOORE MICHAEL F  
557 MARIAH BAY DR  
HEATH, TX 75032

CAVENDER INVESTMENT PROPERTIES E LTD  
7820 SOUTH BROADWAY  
TYLER, TX 75703

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

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

GREG OLLOM MANAGEMENT LLC  
941 CORNELIUS RD  
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC  
PO BOX 26210  
OKLAHOMA CITY, OK 73126

ROCKWALL AA RE LLC  
PO BOX 775  
ROYSE CITY, TX 75189



August 18, 2023

Mr. Ryan Miller  
Director of Planning  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

**RE: Proposed Zoning Change at NWC of FM 3549 and IH-30  
Letter of Explanation  
Rockwall, Texas**

Mr. Miller:

At the request of the Owner parcel 114981, 114982, 26819 and 26818 per Rockwall CAD, we are requesting a zoning change of the approximately 66 acres of land at the northwest corner of FM 3549 and Interstate 30. We are requesting a straight zoning change from Agricultural and Light Industrial to Commercial (C) Zoning District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Loeffel".

Anthony Loeffel, P.E.

**TRACT 1**

**BEING** a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.

## TRACT 2

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas;

**THENCE** North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

**THENCE** North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

**THENCE** South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

**THENCE** South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

**THENCE** South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

**THENCE** South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

### **TRACT 3**

**BEING** a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

**THENCE** along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

**THENCE** North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

**THENCE** North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

**THENCE** North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

**THENCE** along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

**THENCE** South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

**THENCE** along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

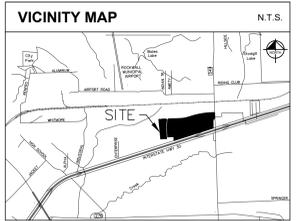
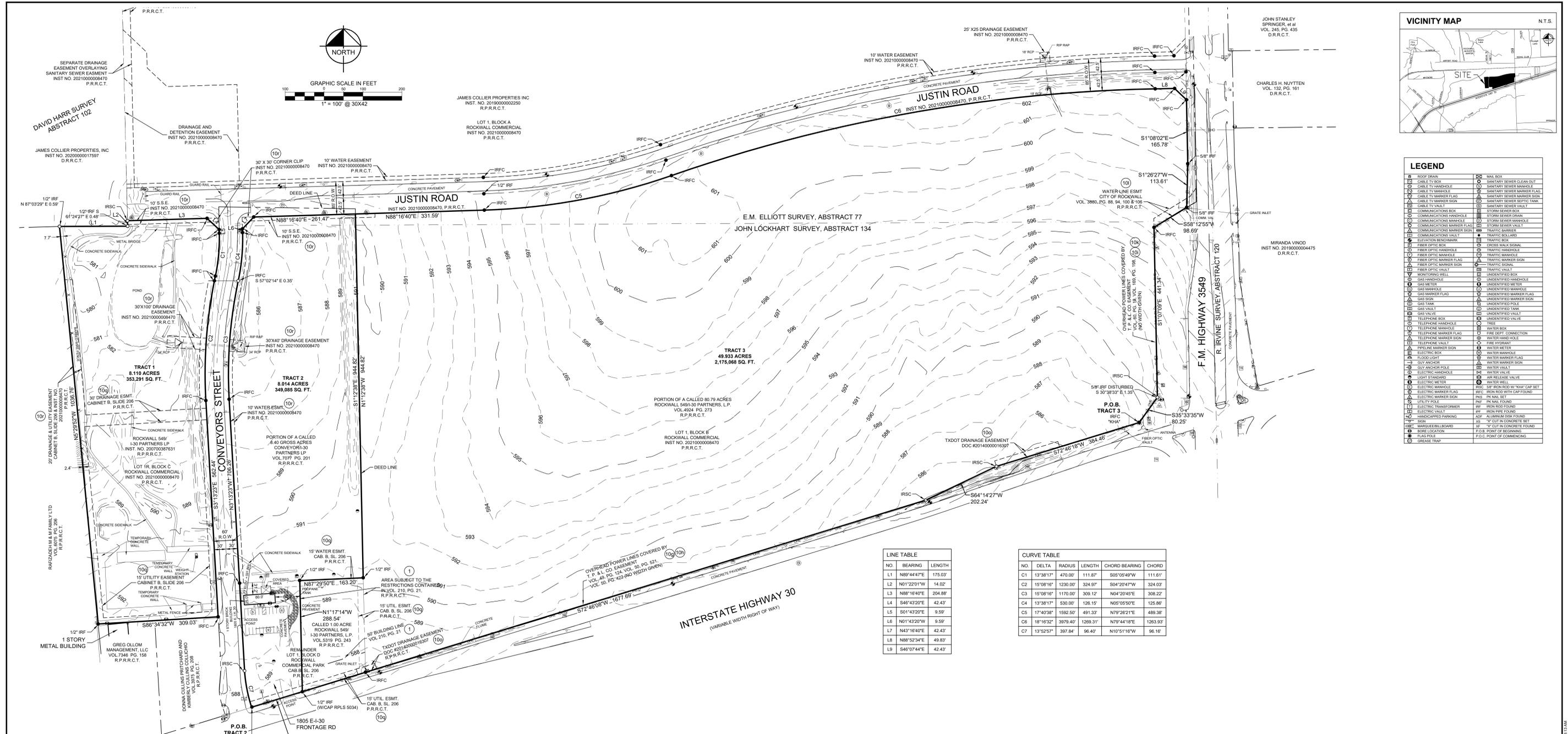
South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.



**LEGEND**

1	ROOF DRAIN	10	MAIL BOX
2	CABLE TV BOX	11	STANDBY SEWER CLEAN OUT
3	CABLE TV HANDHOLE	12	SANITARY SEWER MANHOLE
4	CABLE TV MANHOLE	13	SANITARY SEWER MANHOLE FLAG
5	CABLE TV MARKER FLAG	14	SANITARY SEWER MARKER SIGN
6	CABLE TV MARKER SIGN	15	SANITARY SEWER DEPTIC TANK
7	CABLE TV VAULT	16	SANITARY SEWER VAULT
8	COMMUNICATIONS BOX	17	STORM SEWER BOX
9	COMMUNICATIONS HANDHOLE	18	STORM SEWER MANHOLE
10	COMMUNICATIONS MANHOLE	19	STORM SEWER MANHOLE
11	COMMUNICATIONS MARKER FLAG	20	STORM SEWER MARKER SIGN
12	COMMUNICATIONS MARKER SIGN	21	TRAFFIC MARKER
13	COMMUNICATIONS VAULT	22	TRAFFIC BOLLARD
14	ELEVATION BENCHMARK	23	TRAFFIC BOX
15	FIBER OPTIC BOX	24	TRAFFIC SIGNAL
16	FIBER OPTIC HANDHOLE	25	TRAFFIC SIGNAL
17	FIBER OPTIC MARKER FLAG	26	TRAFFIC MARKER SIGN
18	FIBER OPTIC MARKER SIGN	27	TRAFFIC SIGNAL
19	FIBER OPTIC VAULT	28	TRAFFIC VAULT
20	MONITORING WELL	29	UNIDENTIFIED BOX
21	GAS HANDHOLE	30	UNIDENTIFIED HANDHOLE
22	GAS METER	31	UNIDENTIFIED METER
23	GAS MANHOLE	32	UNIDENTIFIED MANHOLE
24	GAS MARKER FLAG	33	UNIDENTIFIED MARKER FLAG
25	GAS SIGN	34	UNIDENTIFIED MARKER SIGN
26	GAS SIGN	35	UNIDENTIFIED POLE
27	GAS VALVE	36	UNIDENTIFIED TANK
28	GAS VALVE	37	UNIDENTIFIED TANK
29	TELEPHONE BOX	38	UNIDENTIFIED VALVE
30	TELEPHONE HANDHOLE	39	UNIDENTIFIED VALVE
31	TELEPHONE MANHOLE	40	WATER BOX
32	TELEPHONE MARKER FLAG	41	FIRE HOSE CONNECTION
33	TELEPHONE MARKER SIGN	42	WATER HANDHOLE
34	TELEPHONE VAULT	43	WATER METER
35	PRESSURE MARKER SIGN	44	WATER METER
36	ELECTRIC BOX	45	WATER MANHOLE
37	FLOOR LIGHT	46	WATER MANHOLE FLAG
38	STAY ANCHOR FLAG	47	WATER MARKER SIGN
39	ELECTRIC HANDHOLE	48	WATER VALVE
40	LIGHT STANDARD	49	WATER WELL
41	ELECTRIC METER	50	WATER WELL
42	ELECTRIC MANHOLE	51	WATER WELL
43	ELECTRIC MARKER FLAG	52	WATER WELL
44	ELECTRIC MARKER SIGN	53	WATER WELL
45	ELECTRIC VAULT	54	WATER WELL
46	ELECTRIC TRANSFORMER	55	WATER WELL
47	SOIL	56	WATER WELL
48	UNHANDICAPPED PARKING	57	WATER WELL
49	ASPH	58	WATER WELL
50	ALUMINUM SIGN FOUND	59	WATER WELL
51	WATER WELL	60	WATER WELL
52	WATER WELL	61	WATER WELL
53	WATER WELL	62	WATER WELL
54	WATER WELL	63	WATER WELL
55	WATER WELL	64	WATER WELL
56	WATER WELL	65	WATER WELL
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78	WATER WELL	87	WATER WELL
79	WATER WELL	88	WATER WELL
80	WATER WELL	89	WATER WELL
81	WATER WELL	90	WATER WELL
82	WATER WELL	91	WATER WELL
83	WATER WELL	92	WATER WELL
84	WATER WELL	93	WATER WELL
85	WATER WELL	94	WATER WELL
86	WATER WELL	95	WATER WELL
87	WATER WELL	96	WATER WELL
88	WATER WELL	97	WATER WELL
89	WATER WELL	98	WATER WELL
90	WATER WELL	99	WATER WELL
91	WATER WELL	100	WATER WELL

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N89°44'47"E	175.03'
L2	N01°22'01"W	14.02'
L3	N88°16'40"E	204.88'
L4	S46°43'20"E	42.43'
L5	S01°43'20"E	9.59'
L6	N01°43'20"W	9.59'
L7	N43°16'40"E	42.43'
L8	N88°52'34"E	49.83'
L9	S46°07'44"E	42.43'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	470.00'	111.87'	S05°05'46"W	111.61'
C2	15°08'16"	1230.00'	324.97'	S04°20'47"W	324.03'
C3	15°08'16"	1170.00'	309.12'	N04°20'45"E	308.22'
C4	13°38'17"	530.00'	126.15'	N05°05'50"E	125.88'
C5	17°40'38"	1592.50'	491.33'	N79°29'21"E	489.38'
C6	18°16'32"	3979.40'	1269.31'	N79°44'18"E	1263.32'
C7	13°52'57"	397.64'	96.40'	N10°51'16"W	96.16'

**DESCRIPTION OF SURVEYED PROPERTY:**

**TRACT 1**  
 BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 2021000008470 of the Plat Records of Rockwall County, Texas.

**TRACT 2**  
 BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument No. 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyors-30 Partners LP, recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

**THENCE** North 03°13'22" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

**THENCE** in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'46" East, 125.88 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet.

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B, same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas;

**THENCE** North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way corner clip same being the most northerly northwest corner of said Lot 1, Block B;

Conveyors-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

**THENCE** North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 286.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

**THENCE** South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 5491-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

**THENCE** South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

**THENCE** South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 286.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

**THENCE** South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 286.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

**THENCE** South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8,014 acres of land, more or less.

**TRACT 3**  
 BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument No. 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 5491-30 Partners, L.P., recorded in Volume 4924, Page 273, and of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 5491-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

**THENCE** along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 88°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49,933 acres of land, more or less.

**NOTES:**

There was no above ground observable evidence of the property being used as a dump, sump or sanitary landfill at the time of the survey.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There was no above ground observable evidence of cemeteries or burial grounds were observed at the time of survey.

Tracts 2 and 3 are contiguous and contains no gaps or gorges.

No wetland markings were observed at the time of survey.

No potential issues of adverse possession or use, or encroachments were identified or observed during field work.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9988538863.

According to Map No. 48397C0045L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Rockwall County, Texas, dated September 26, 2008, the subject tract is situated within: Unshaded Zone "X" defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions 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.

There are 20 parking spaces located within Tract 2 as shown hereon.

The property has physical access to F.M. Highway 3549, I. H. Highway 30 westbound service road, Conveyors Street and Justin Road and has vehicular access to I. H. Highway 30 westbound service road, Conveyors Street as indicated by "ACCESS POINT" label, said roads being maintained by the State of Texas and City of Rockwall.

**LINE TYPE LEGEND**

---	BOUNDARY LINE	
---	EASEMENT LINE	
---	BUILDING LINE	
---	W	WATER LINE
---	W	SANITARY SEWER LINE
---	---	STORM SEWER LINE
---	---	STORY SEWER LINE
---	---	OVERHEAD UTILITY LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	UNDERGROUND TELEPHONE LINE
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

**ZONING EXHIBIT**  
 66.057 ACRES  
 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 AND  
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Kimley»Horn**  
 6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034  
 Tel. No. (972) 335-3580  
 FIRM # 10193822

Scale: 1" = 100'  
 Drawn by: CDS  
 Checked by: KHA  
 Date: Aug. 2023  
 Project No.: 063942002  
 Sheet No.: 1 OF 1

DATE PLOTTED: 08/23/2023 10:58:11 AM  
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