



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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 **Fit Sport Life Blvd**

SUBDIVISION **Fit Sport Life Addition**

LOT **11** BLOCK **B**

GENERAL LOCATION **Capital Blvd to the South, Approx. 1000' East of Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **7.847**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **Structured REA-Rockwall Land LLC**

☐ APPLICANT **Texas Wedge**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Anthony Winkler**

ADDRESS **3104 E. Camelback Road, Ste. 2387**

ADDRESS **637 Colvin Drive**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Heath, TX 75032**

PHONE **(480) 856-8808**

PHONE **214-564-6623**

E-MAIL **conork@structuredrea.com**

E-MAIL **twinkler@calwink.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 \$ 317.71 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF May, 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 OR TO REPRODUCE 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 16th DAY OF May, 2025

OWNER'S SIGNATURE

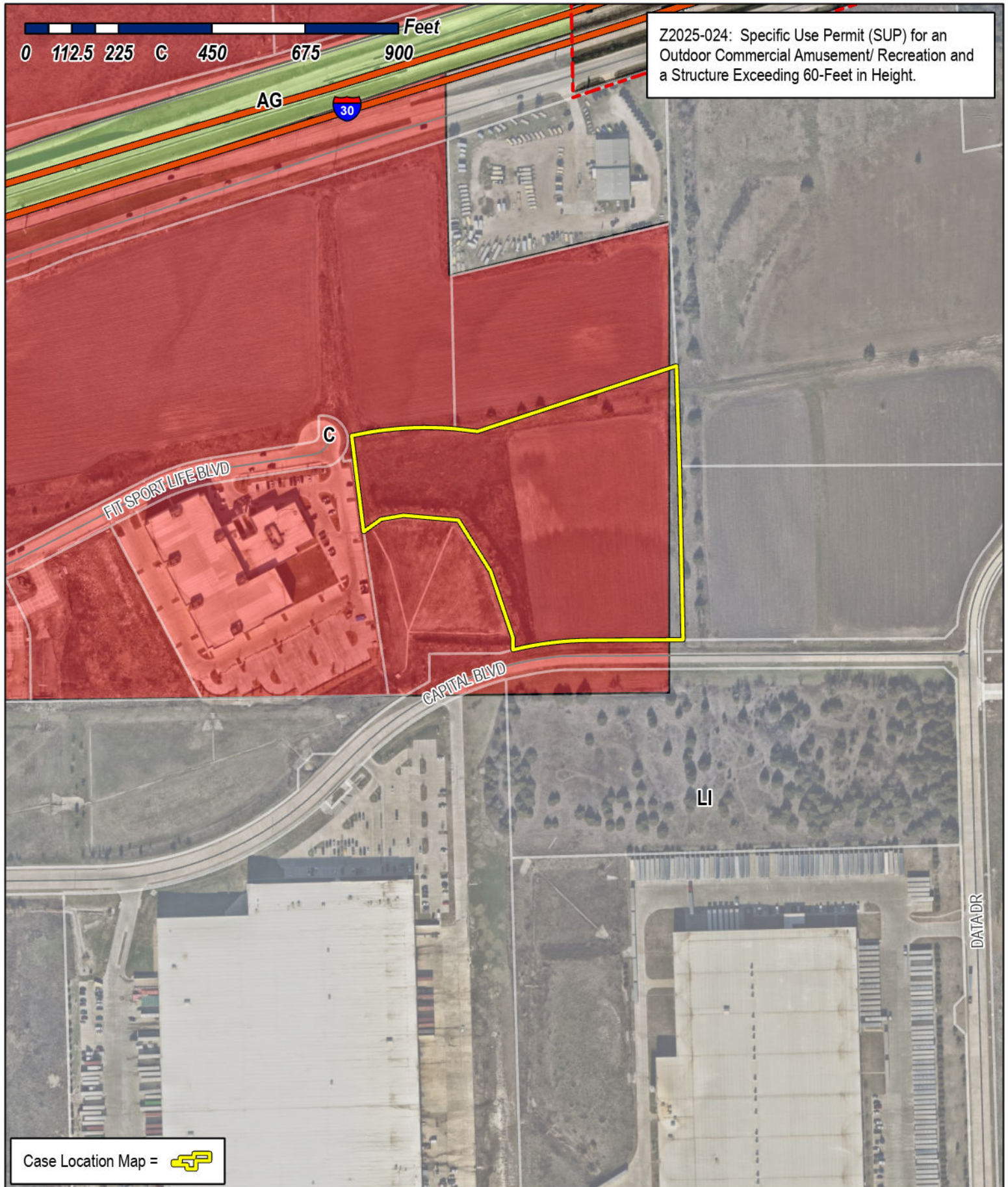
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

NOTARY PUBLIC, State of New Jersey
My Commission Expires
March 16, 2026

MY COMMISSION EXPIRES March 16, 2026



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.

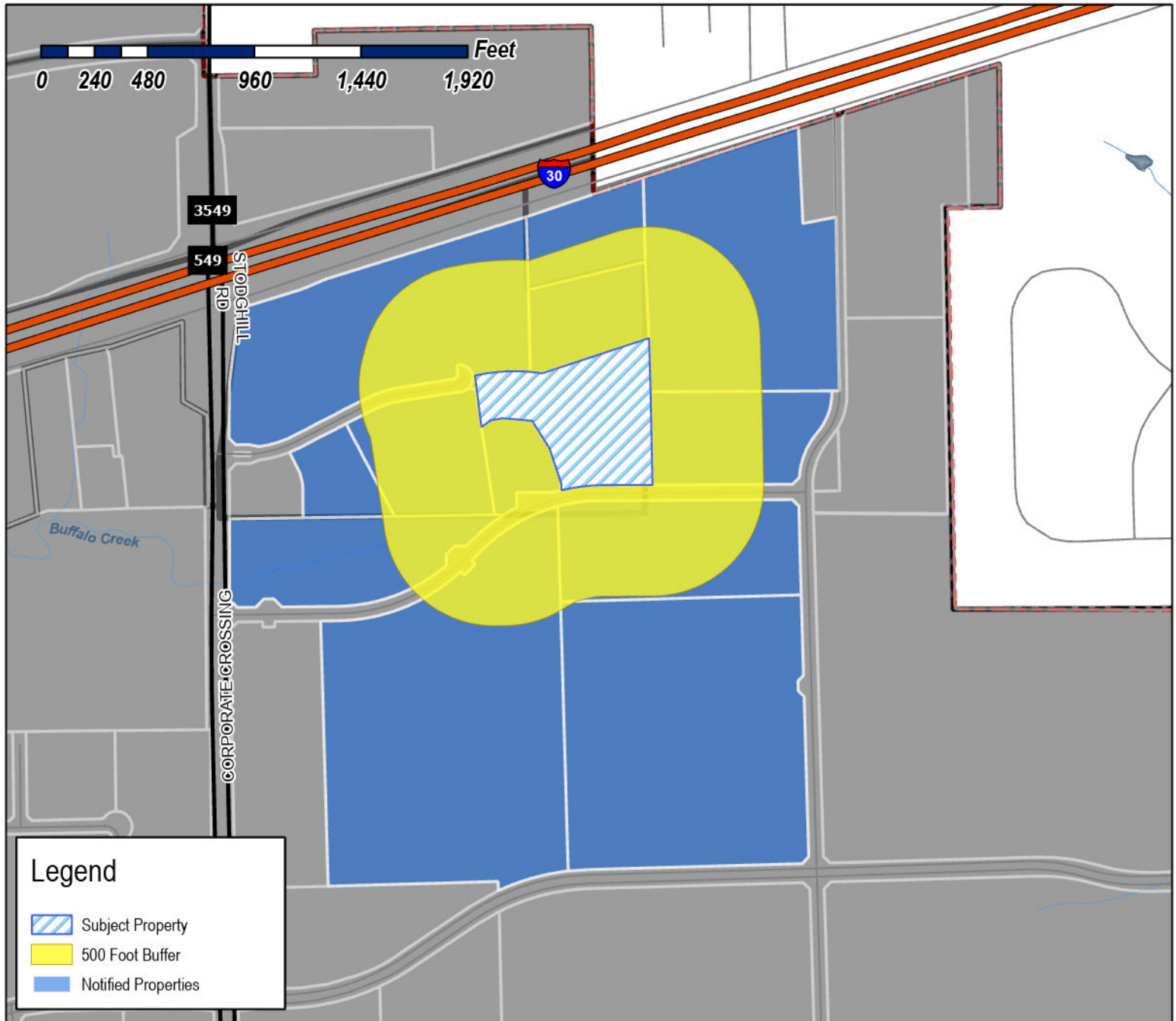




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Case Number: Z2025-024
Case Name: Specific Use Permit (SUP)
for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Fit Sport Life Blvd

Date Saved: 5/16/2025

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



STAG ROCKWALL, L.P. A DELAWARE LIMITED
PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
1 Federal St Fl 23
Boston, MA 2110

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

RESIDENT
2260 E I30
ROCKWALL, TX 75087

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75087

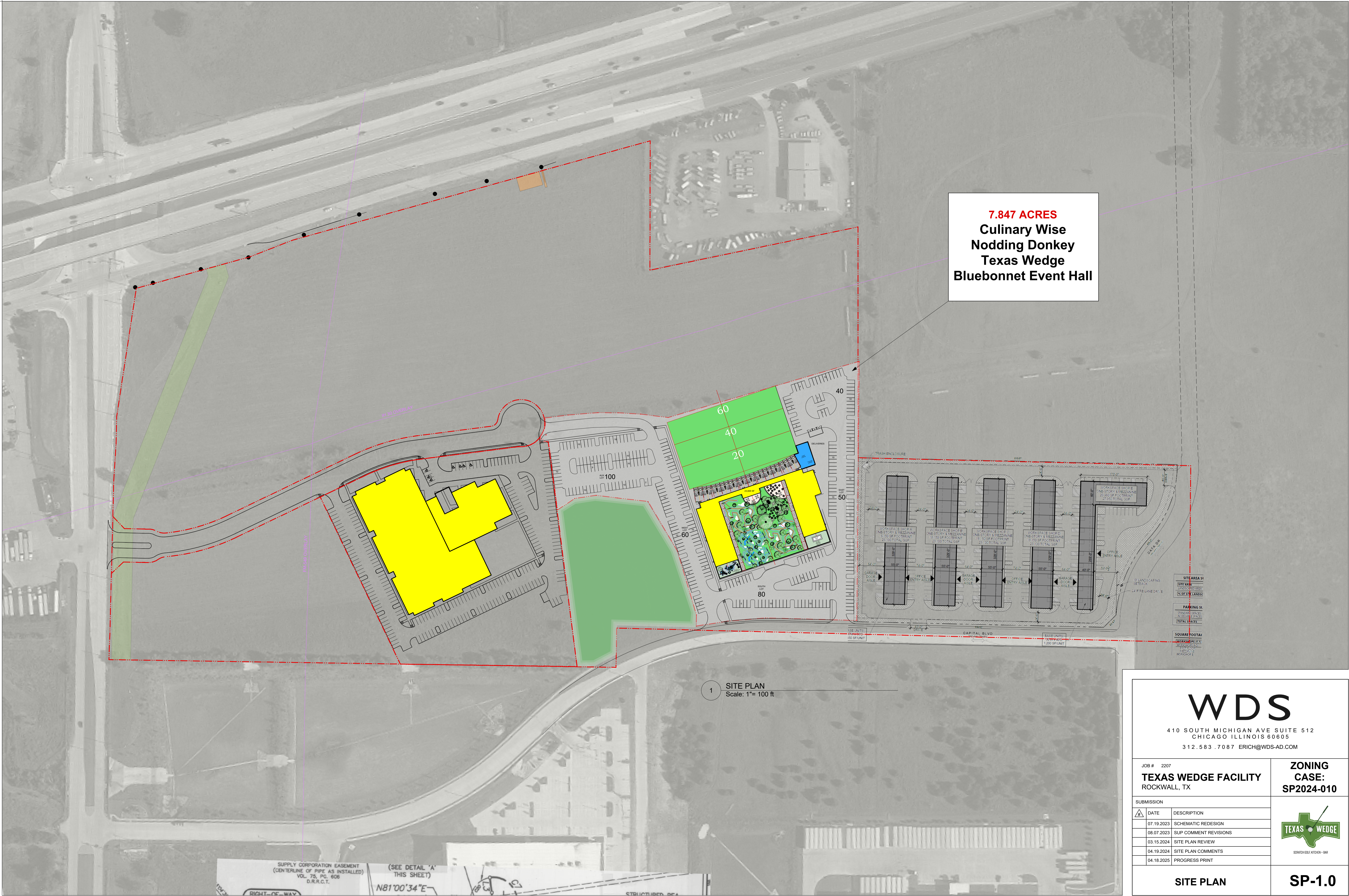
RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75087

MACA DEVELOPMENT LLC
6904 RAINWOOD DR
PLANO, TX 75024

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087



WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION

DATE	DESCRIPTION
07.19.2023	SCHEMATIC REDESIGN
08.07.2023	SUP COMMENT REVISIONS
03.15.2024	SITE PLAN REVIEW
04.19.2024	SITE PLAN COMMENTS
04.18.2025	PROGRESS PRINT

ZONING CASE:
SP2024-010

TEXAS WEDGE

SCRATCH GOLF KITCHEN + BAR

SITE PLAN

SP-1.0



1 SITE PLAN
Scale: 1" = 40 ft

WDS

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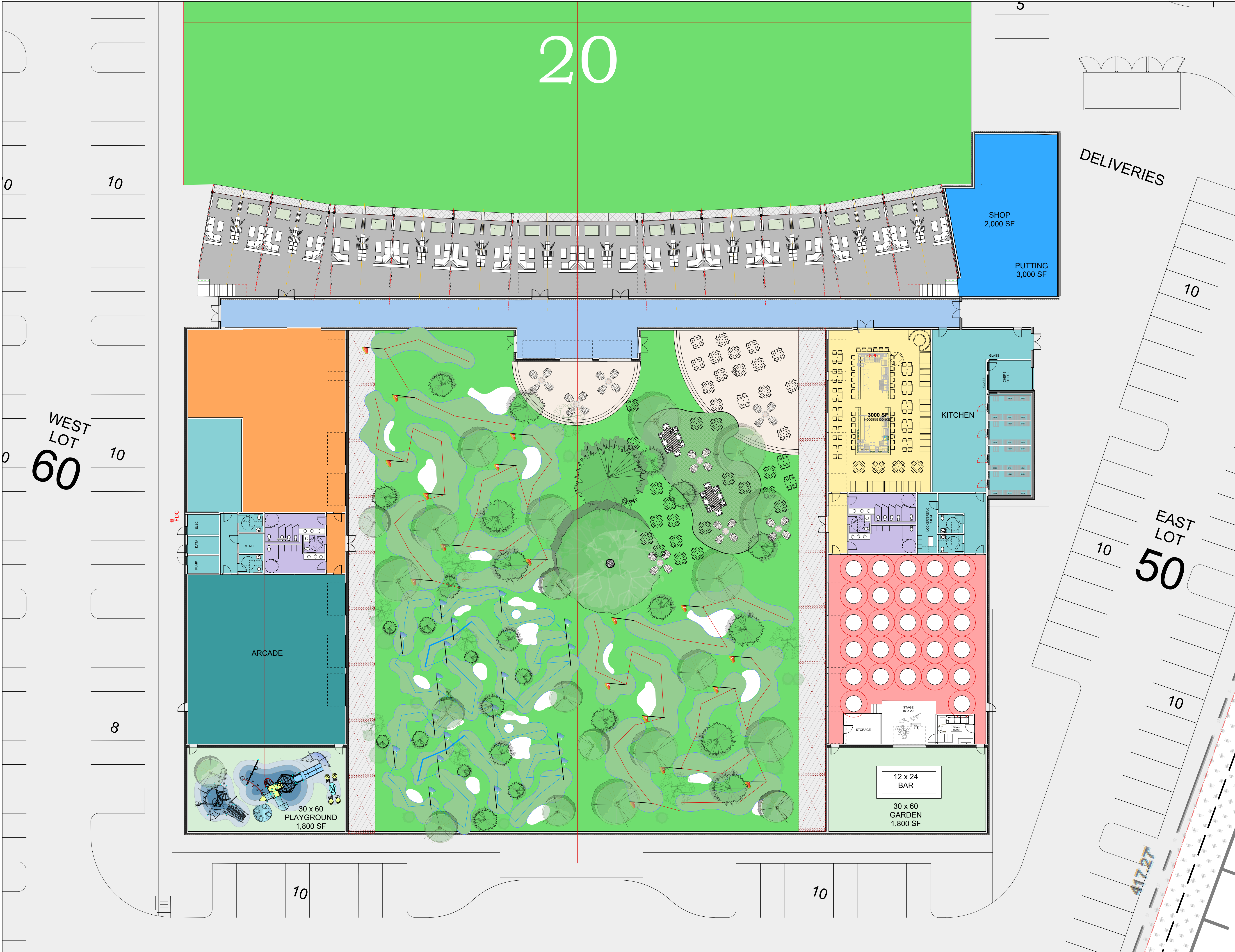
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SITE PLAN

SP-1.0



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SITE PLAN

SP-1.0



WDS


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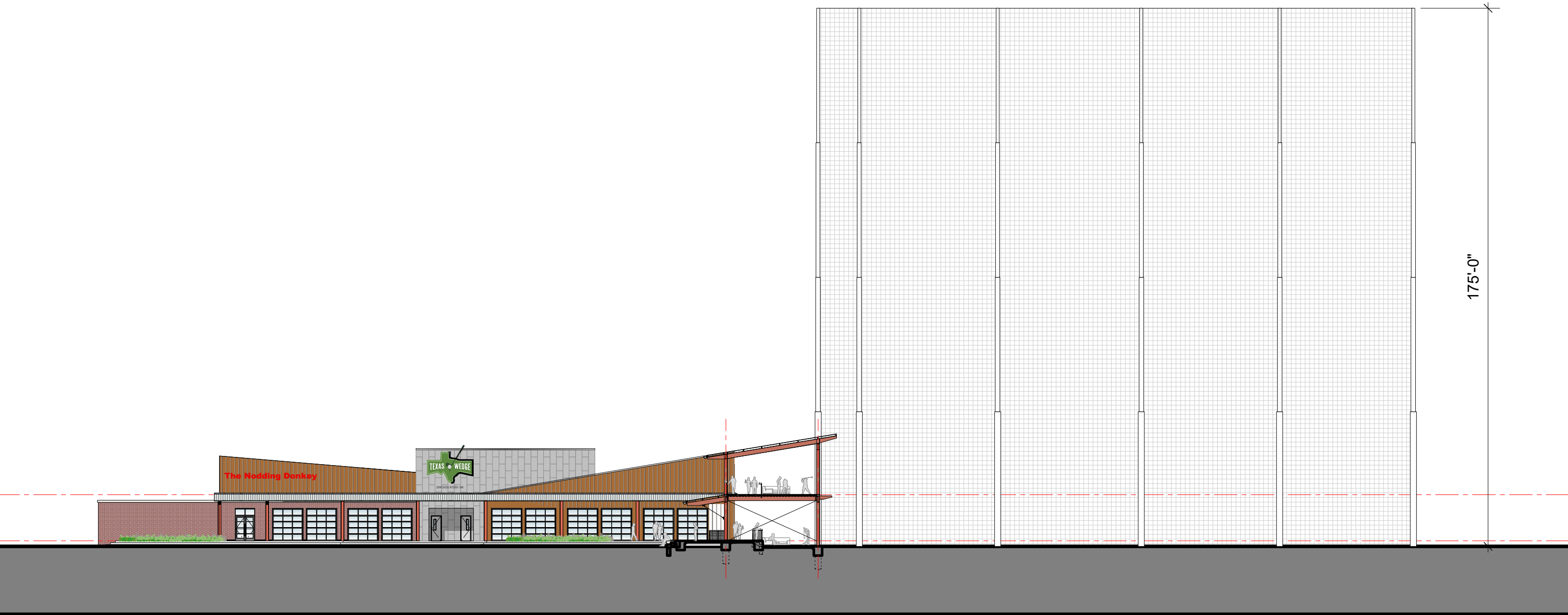
ZONING CASE:
SP2024-010



SCRATCH GOLF KITCHEN • BAR

SITE PLAN

SP-1.0



1 NETTING HEIGHT
SCALE: 1" = 30'-0"

FIT SPORT LIFE BLVD.

(60' RIGHT-OF-WAY)
INST. NO. 202200003843
O.P.R.R.C.T.

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. 20210000001622
O.P.R.R.C.T.

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INST. NO. 20210000001622
O.P.R.R.C.T.

**LOT 11
BLOCK B
7.847 ACRES
(341,838 SQ. FT.)**

**LOT 10
BLOCK B
2.494 ACRES
(108,620 SQ. FT.)**

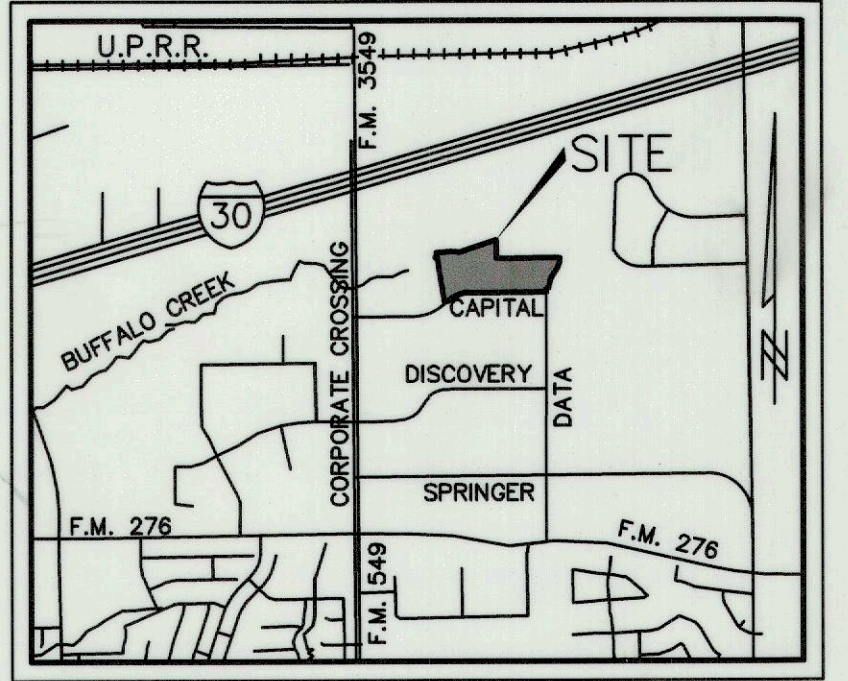
**LOT 9
BLOCK B
7.070 ACRES
(307,957 SQ. FT.)**

STRUCTURED REA -
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

**RIGHT-OF-WAY
DEDICATION
0.674 ACRES
(29,353 SQ. FT.)**

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20220000013556
O.P.R.R.C.T.

**18.085 ACRES GROSS
(787,768 SQUARE FEET)
-0.674 ACRES R.O.W.
(29,353 SQUARE FEET)
17.411 ACRES NET
(758,415 SQUARE FEET)**



VICINITY MAP
NOT TO SCALE

* LEGEND *

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET W/YELLOW CAP
STAMPED "WIER & ASSOC INC"
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

TEMPORARY ACCESS EASEMENT
INST. NO. 20210000034155
O.P.R.R.C.T.

RIGHT-OF-WAY DEDICATION
BY SEPARATE INSTRUMENT

RIGHT-OF-WAY DEDICATION
INST. NO. 202200003843
O.P.R.R.C.T.

10' UTILITY EASEMENT
INST. NO. 20210000034717
O.P.R.R.C.T.

VARIABLE WIDTH
UTILITY EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

VARIABLE WIDTH
ONCOR ELECTRIC DELIVERY
COMPANY, LLC EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

20' WATER EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

LOT 5, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

20' WATER EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

24' ACCESS &
UTILITY EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

VARIABLE WIDTH
DRAINAGE EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 20130000496918
O.P.R.R.C.T.

DRAINAGE/DETENTION
EASEMENT
INST. NO. 202200003843
O.P.R.R.C.T.

LOT 8, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 329
P.R.R.C.T.

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 20240000012369
O.P.R.R.C.T.

CAPITAL BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. I, SL. 13
P.R.R.C.T.

APPROX. LOCATION OF
SURVEY LINE
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

**PLACE OF
BEGINNING**

LOT 5, BLOCK A
ROCKWALL PARK 30
INST. NO. 20230000007732
O.P.R.R.C.T.

* NOTES *

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL, SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS AND EASEMENTS.
8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

LINE TABLE		
LINE	BEARING	DIST
L1	N00°16'13"W	8.23'
L2	S81°00'34"W	21.83'
L3	N08°54'00"W	14.16'
L4	S01°15'53"E	3.99'
L5	S44°01'09"W	43.47'
L6	S01°41'11"E	30.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	282.66'	832.50'	19°27'13"	S67°01'28"W	281.30'
C2	51.30'	60.00'	48°59'20"	N13°52'59"E	49.75'
C3	255.29'	830.00'	17°37'23"	N89°49'15"E	254.29'
C4	200.36'	274.50'	41°49'15"	S19°38'46"W	195.94'
C5	219.89'	335.50'	37°33'08"	S21°46'50"W	215.98'

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3
DATE: 7/22/2024
W.A. No. 19114.02

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20240000012369, O.P.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., SAID IRON ROD BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A 65' RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF DATA DRIVE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

1) S 89°43'47" W, ALONG THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 1040.09 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

2) N 00°16'13" W, CONTINUING ALONG ALONG THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 8.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202200003843, O.P.R.R.C.T., AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 282.66 FEET ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 19°27'13", AND A CHORD BEARING OF S 67°01'28" W, 281.30 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 8;

THENCE S 89°10'38" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.18 FEET TO A MAGNAIL FOUND IN THE BASE OF A HACKBERRY TREE, BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE N 08°59'57" W, ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 574.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 5;

THENCE S 81°00'34" W, ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.83 FEET TO AN "X" CUT SET;

THENCE N 08°54'00" W, CONTINUING ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 14.16 FEET TO AN "X" CUT SET IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 51.30 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF N 13°52'59" E, 49.75 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF N 89°49'15" E, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 71°45'12" E, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 242.13 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI" BEARS N 24°12' W, 0.8 FEET, BEING THE SOUTHWEST CORNER OF SAID RUSTY WALLIS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE N 89°40'04" E, ALONG THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 815.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE;

THENCE DEPARTING THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE AS FOLLOWS:

1) S 01°15'53" E, A DISTANCE OF 3.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

2) SOUTHWESTERLY, AN ARC LENGTH OF 200.36 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 274.50 FEET, A DELTA ANGLE OF 41°49'15", AND A CHORD BEARING OF S 19°38'46" W, 195.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

3) SOUTHWESTERLY, AN ARC LENGTH OF 219.89 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.50 FEET, A DELTA ANGLE OF 37°33'08", AND A CHORD BEARING OF S 21°46'50" W, 215.98 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

4) S 44°01'09" W, A DISTANCE OF 43.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

5) S 01°41'11" E, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.085 ACRES (787,768 SQUARE FEET) OF LAND, MORE OR LESS.

**FINAL PLAT
LOTS 9-11, BLOCK B
FIT SPORT LIFE ADDITION**

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 7/22/2024
W.A. No. 19114.02

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION 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. WE ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE 24 DAY OF July, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER

TITLE

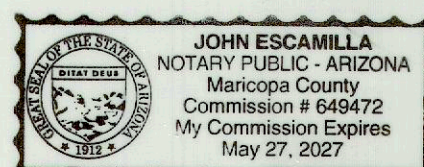
STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael J. Hurst OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 24 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

PRINTED NAME



SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYED ON THE GROUND
APRIL 9, 2024

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM



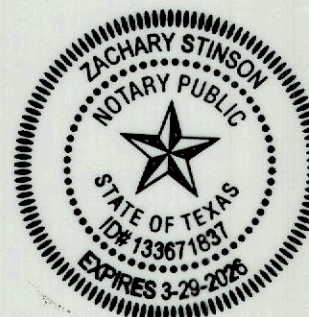
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 22 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Zachary Stinson
PRINTED NAME



GENERAL NOTES

1. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. 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).

RECOMMENDED FOR FINAL APPROVAL

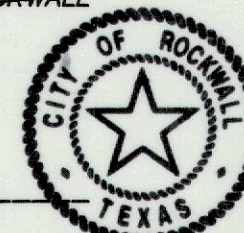
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE 6th DAY OF May, 2024.

[Signature]
MAYOR OF THE CITY OF ROCKWALL

[Signature]
PLANNING AND ZONING CHAIRMAN

[Signature]
CITY SECRETARY



[Signature], P.E.
CITY ENGINEER

FINAL PLAT LOTS 9-11, BLOCK B FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
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18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

PREPARED BY:

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ENGINEERS SURVEYORS LAND PLANNERS
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Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/29/2024 04:04:38 PM
\$147.00
20240000015146



[Signature]

OWNER / DEVELOPER

STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR

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ARLINGTON, TEXAS 76006
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SHEET 3 OF 3

DATE: 7/22/2024
W.A. No. 19114.02