



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-030 P&Z DATE July 12, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application

- ☐ Master Plat
- ☒ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# _____)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date _____
 - ☐ Cabinet # _____
 - ☐ Slide # _____

Notes: _____

Zoning Map Updated _____



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 NEC of HWY 205 and FM 549, Rockwall, TX 75032

SUBDIVISION Creekside Commons

LOT 1-14 BLOCK A

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE Mixed use

ACREAGE 34.484

LOTS [CURRENT] 1

LOTS [PROPOSED] 14

- ☒ **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]

☐ OWNER Rockwall 205 Investors, LLC

☐ APPLICANT The Dimension Group

CONTACT PERSON Justin Webb

CONTACT PERSON Keaton Mai

ADDRESS 1 Candlelite Trail

ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Heath, TX 75032

CITY, STATE & ZIP Dallas, TX 75238

PHONE 469-446-7734

PHONE 214-600-1152

E-MAIL justinw@alturahomes.com

E-MAIL kmai@dimensiongroup.com



NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 \$ 15.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022 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 15 DAY OF June, 2022

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat
☐ Replat
☒ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

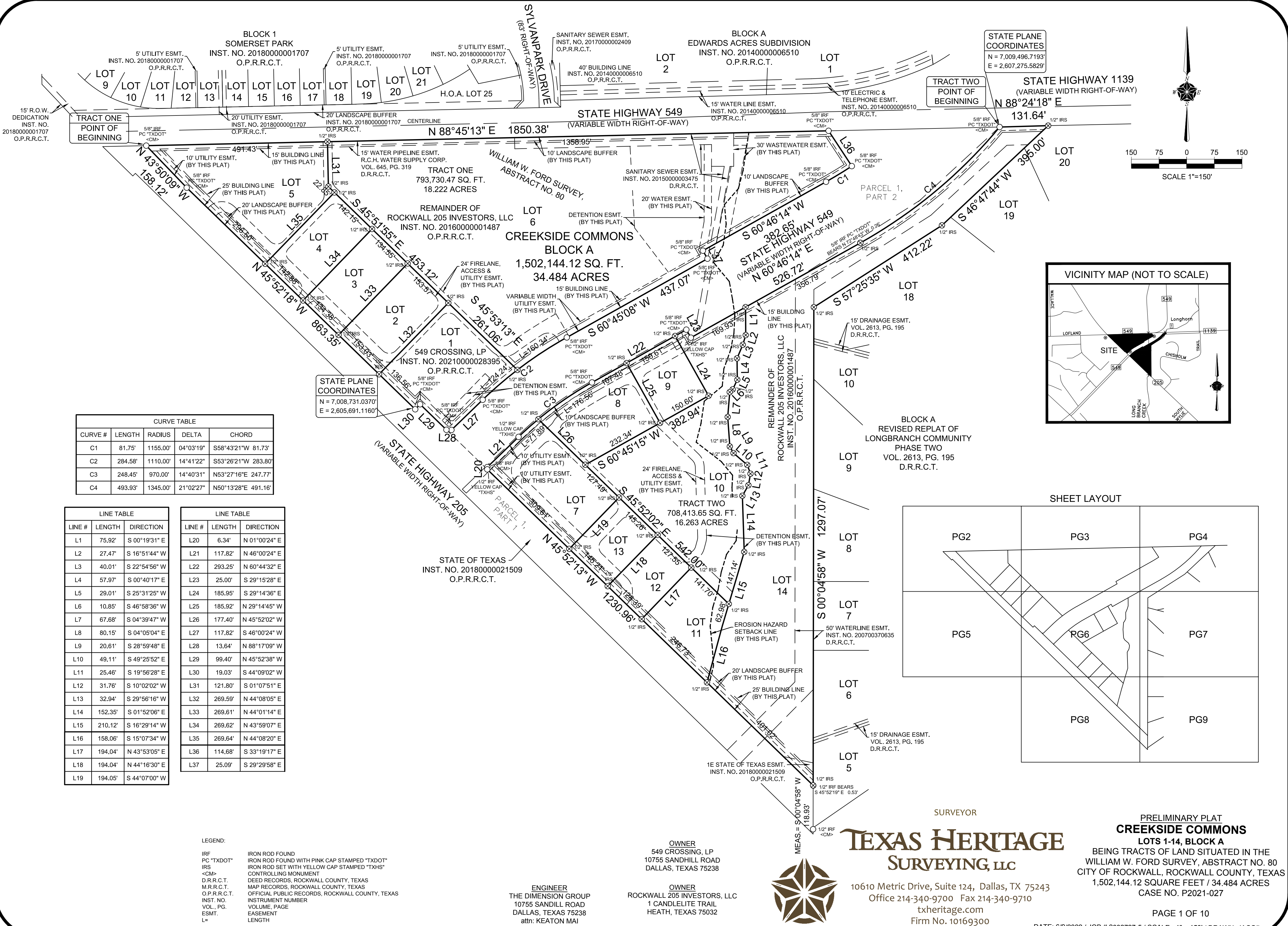
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF
PC "TXDOT"
IRS
<CM>
D.R.R.C.T.
M.P.R.C.T.
O.P.R.R.C.T.
INST. NO.
VOL., PG.
ESMT.
L=

IRON ROD FOUND
IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
CONTROLLING MONUMENT
DEED RECORDS, ROCKWALL COUNTY, TEXAS
MAP RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
EASEMENT
LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

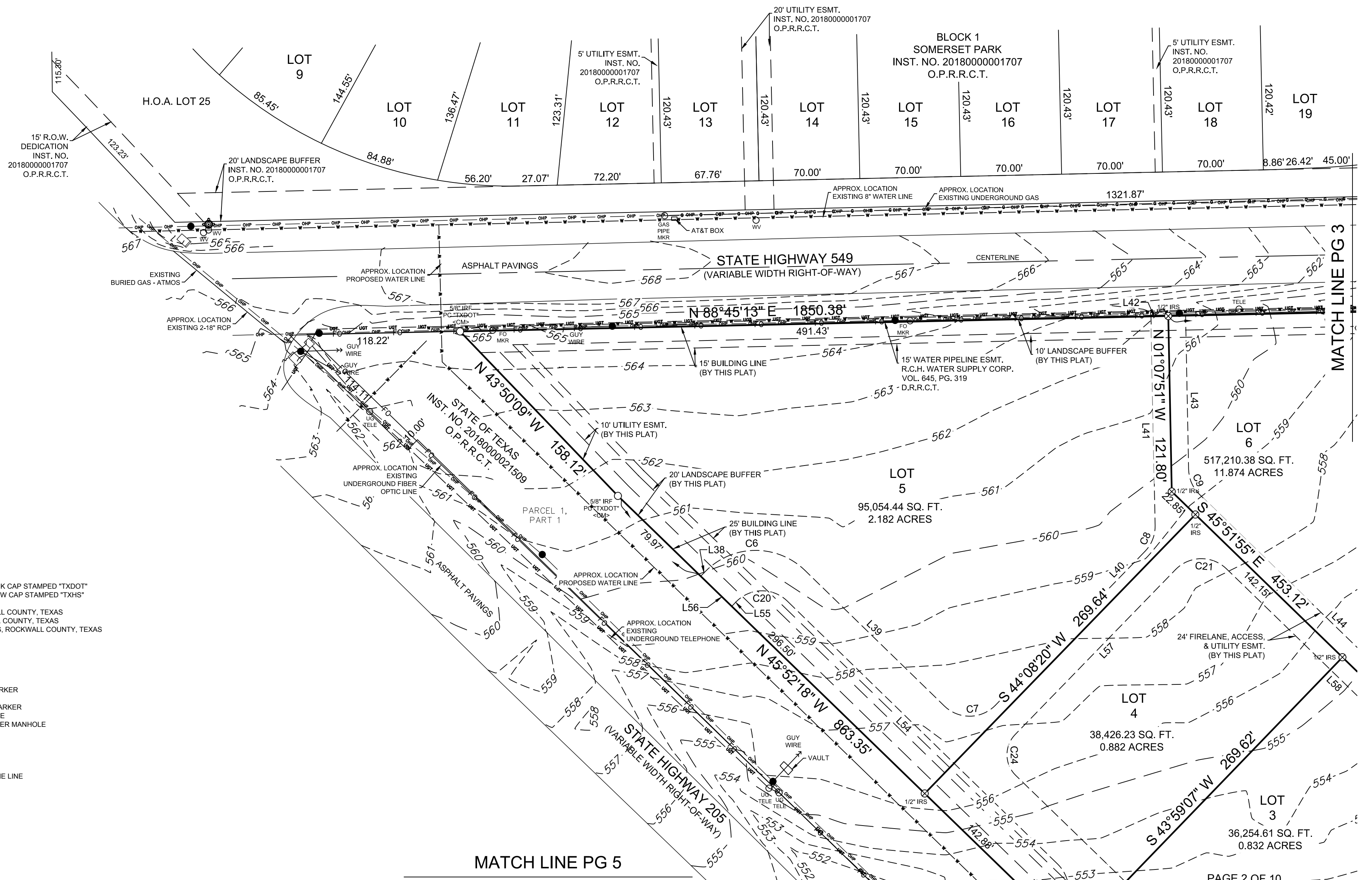
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027



50 25 0 25 50
SCALE 1"=50'



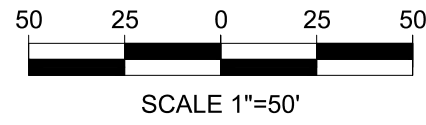
LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
FO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	GAS METER
	GUARD RAIL
OHP	OVERHEAD POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
	CONCRETE PAVING

MATCH LINE PG 5

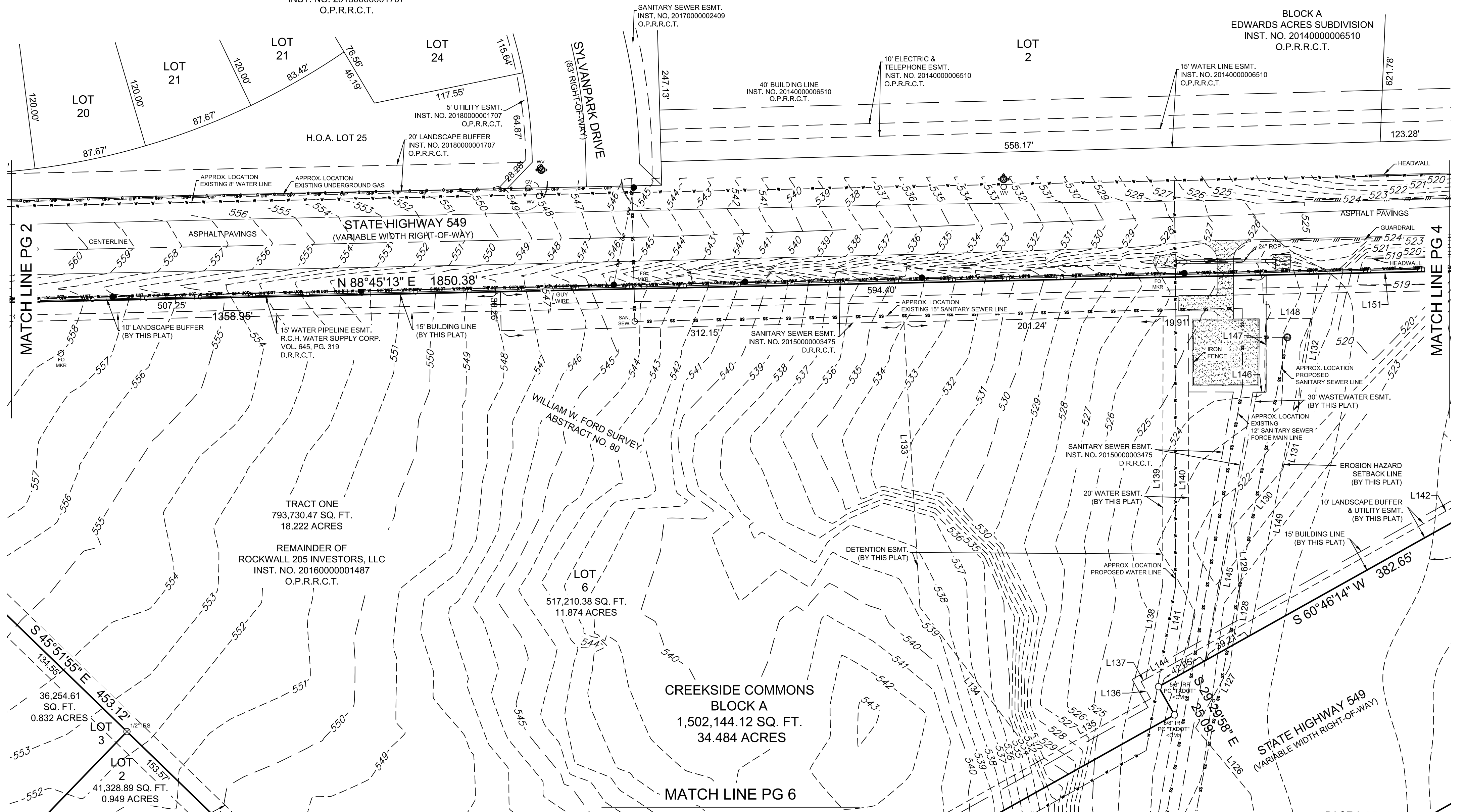
PAGE 2 OF 10

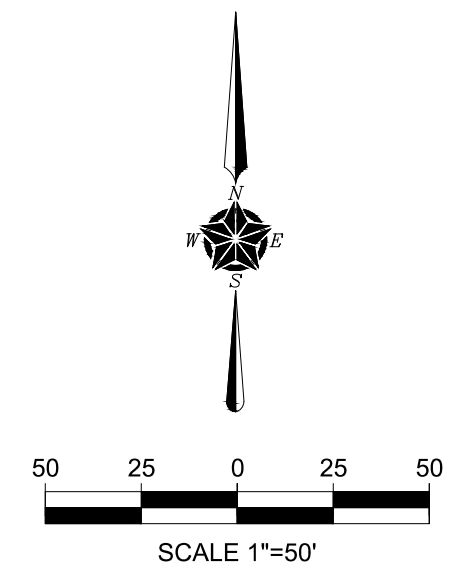
DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.





BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT
1

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°24'18" E 131.64'

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
11.874 ACRES

L143
C5
L=81.75' R=1155.00'
Δ=4°03'19" W 81.73'
CH=S58°43'21" W 382.65'

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

PARCEL 1,
PART 2

CH=N50°13'28" E 491.16'
Δ=2°10'27" W 1345.00'
L=493.93'

LOT
14

326,865.77 SQ. FT.
7.504 ACRES

LOT
19

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT" 1/2" IRS
BEARS N 72°48'43" W 0.26'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

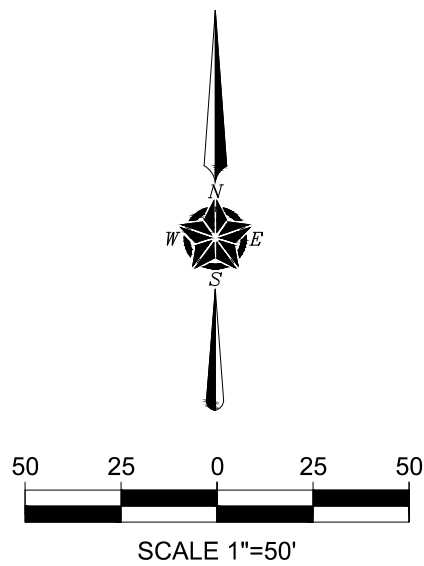
N 60°46'14" E 526.72'
356.79'

15' BUILDING LINE
(BY THIS PLAT)

S 57°25'35" W 412.22'

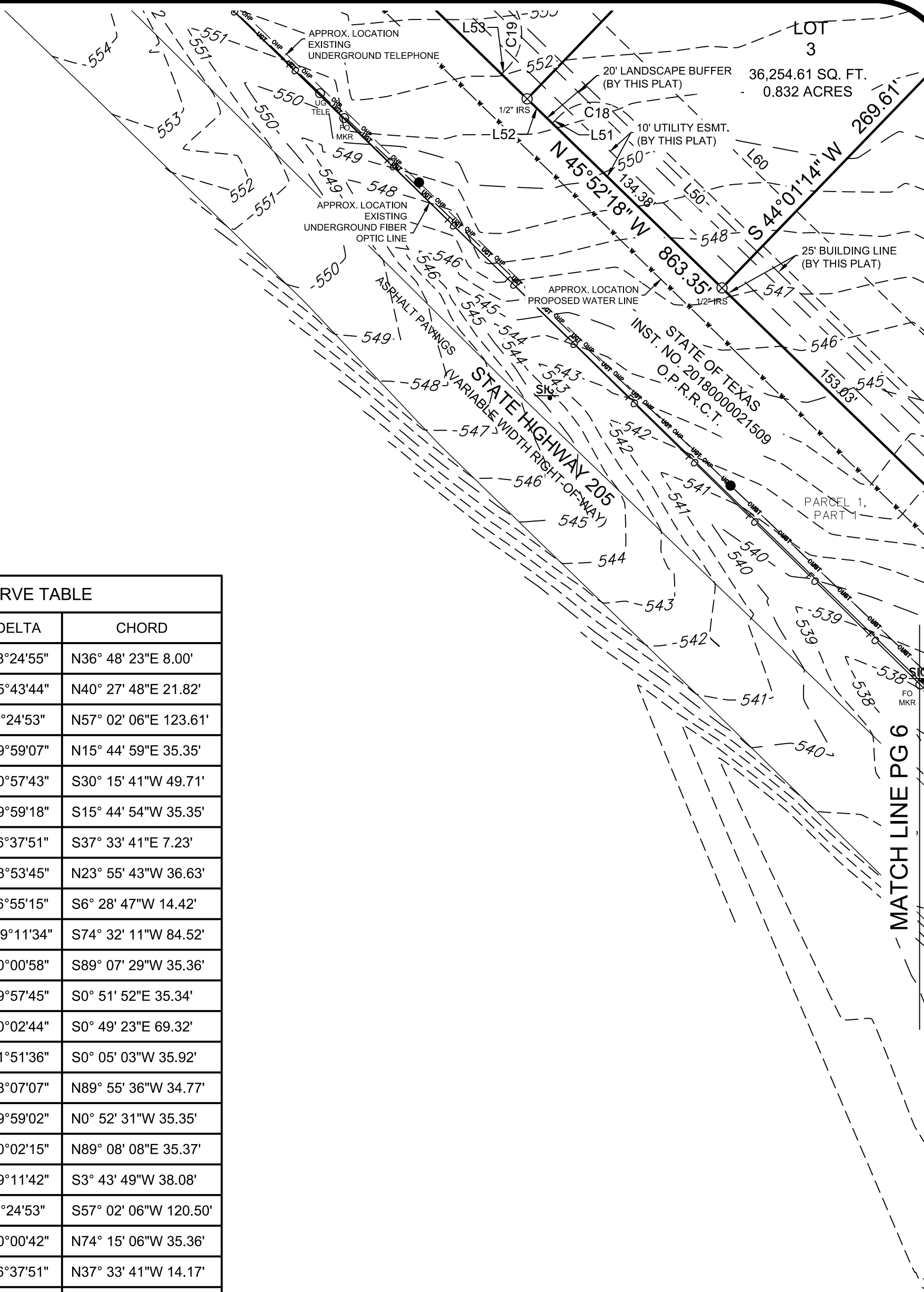
MATCH LINE PG 7

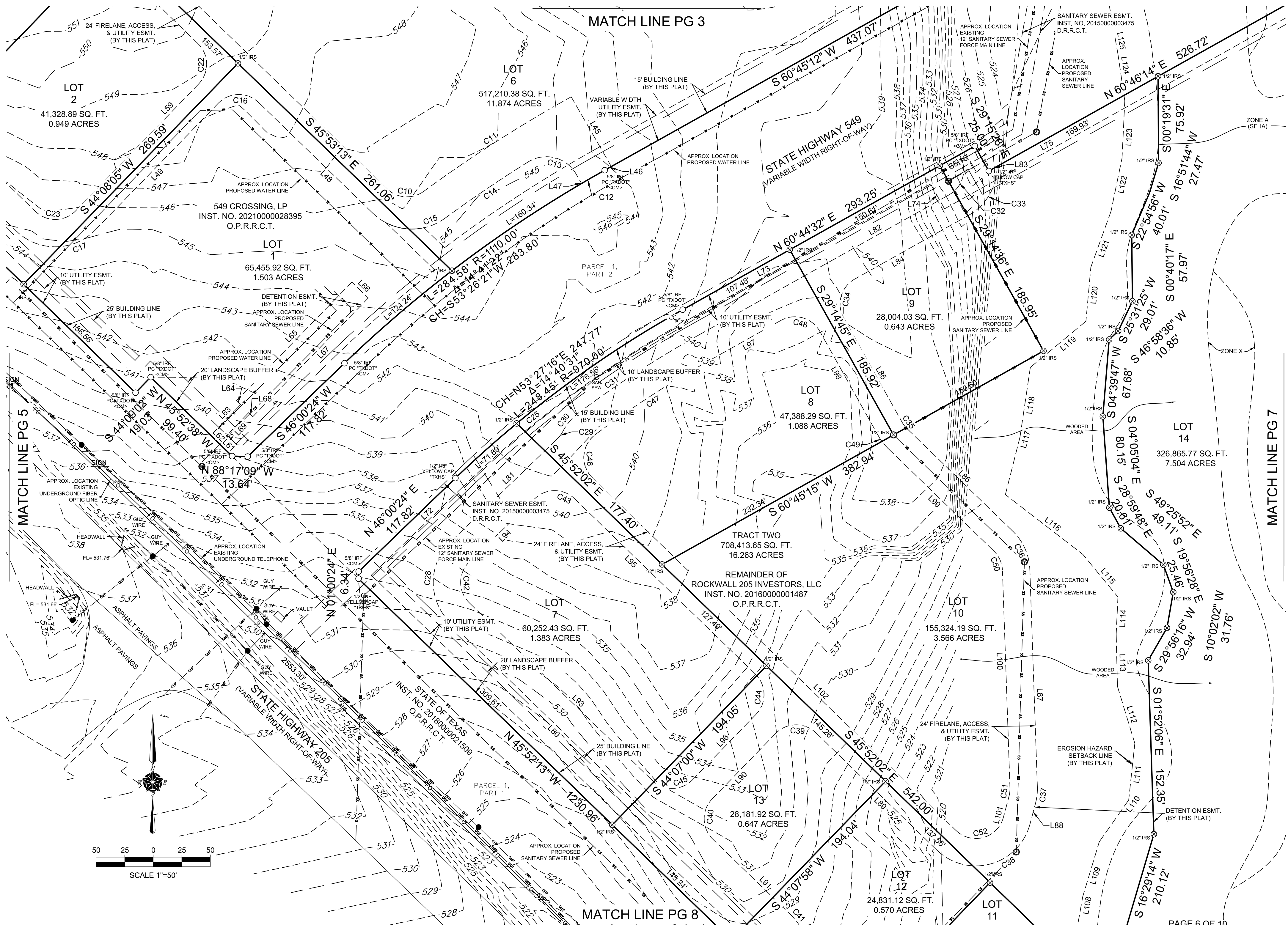
MATCH LINE PG 2



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	39.29'	25.00'	90°02'44"	N0° 49' 23"W 35.37'
C28	78.56'	49.00'	91°51'36"	N0° 05' 03"E 70.41'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	8.03'	25.00'	18°24'55"	N36° 48' 23"E 8.00'
C30	22.00'	49.00'	25°43'44"	N40° 27' 48"E 21.82'
C31	123.69'	955.83'	7°24'53"	N57° 02' 06"E 123.61'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	7.26'	25.00'	16°37'51"	S37° 33' 41"E 7.23'
C36	37.54'	49.00'	43°53'45"	N23° 55' 43"W 36.63'
C37	14.47'	49.00'	16°55'15"	S6° 28' 47"W 14.42'
C38	101.93'	49.00'	119°11'34"	S74° 32' 11"W 84.52'
C39	39.28'	25.00'	90°00'58"	S89° 07' 29"W 35.36'
C40	39.25'	25.00'	89°57'45"	S0° 51' 52"E 35.34'
C41	77.01'	49.00'	90°02'44"	S0° 49' 23"E 69.32'
C42	40.08'	25.00'	91°51'36"	S0° 05' 03"W 35.92'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	39.26'	25.00'	89°59'02"	N0° 52' 31"W 35.35'
C45	39.29'	25.00'	90°02'15"	N89° 08' 08"E 35.37'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	120.59'	931.83'	7°24'53"	S57° 02' 06"W 120.50'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	14.22'	49.00'	16°37'51"	N37° 33' 41"W 14.17'
C50	19.15'	25.00'	43°53'45"	N23° 55' 43"W 18.69'
C51	7.38'	25.00'	16°55'15"	N6° 28' 47"E 7.36'
C52	52.01'	25.00'	119°11'34"	N74° 32' 11"E 43.12'



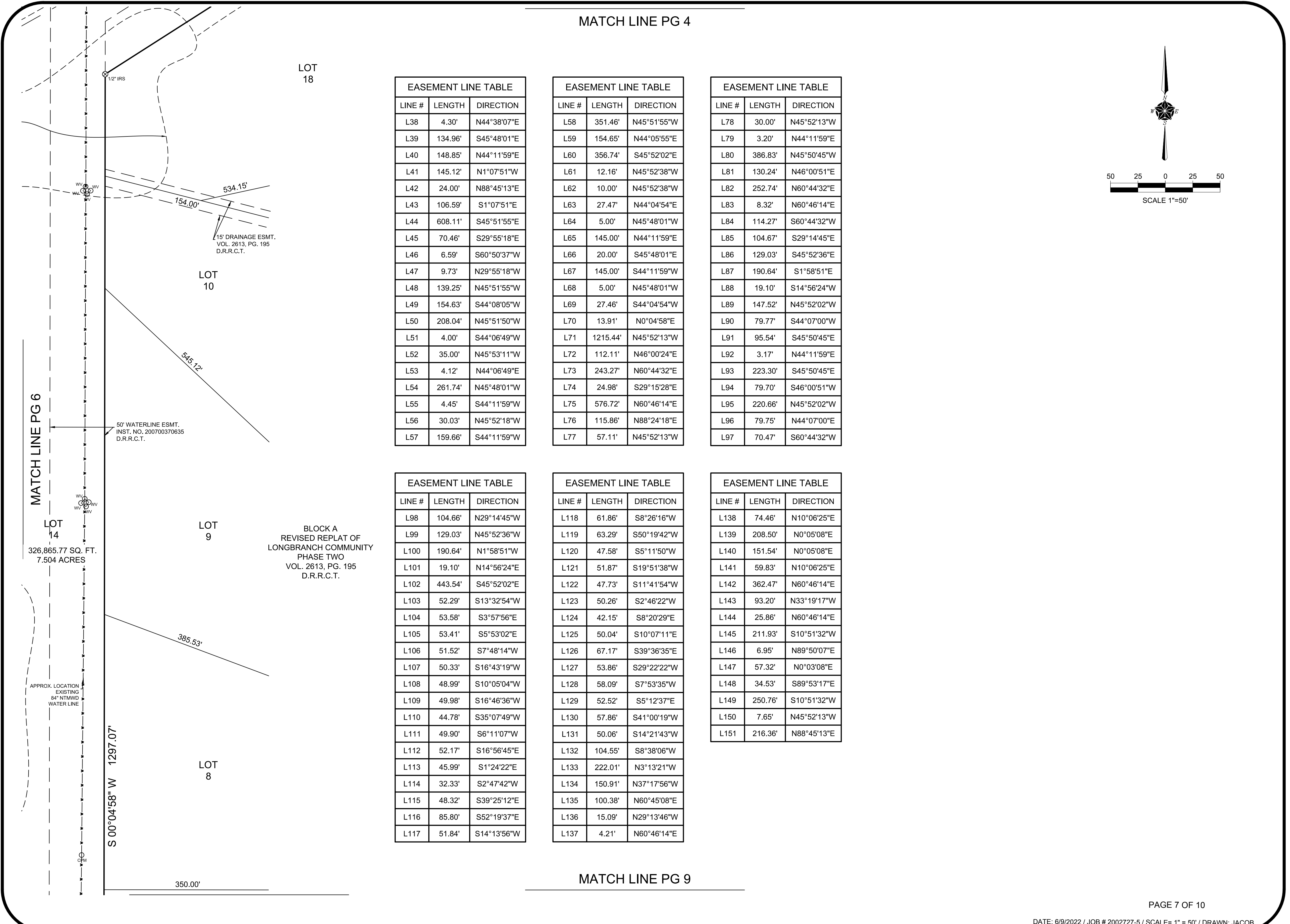


MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

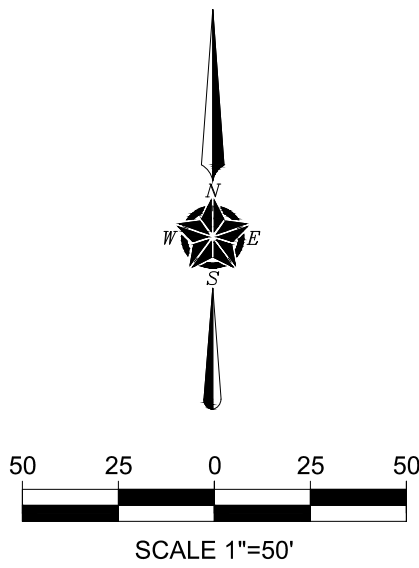
MATCH LINE PG 8

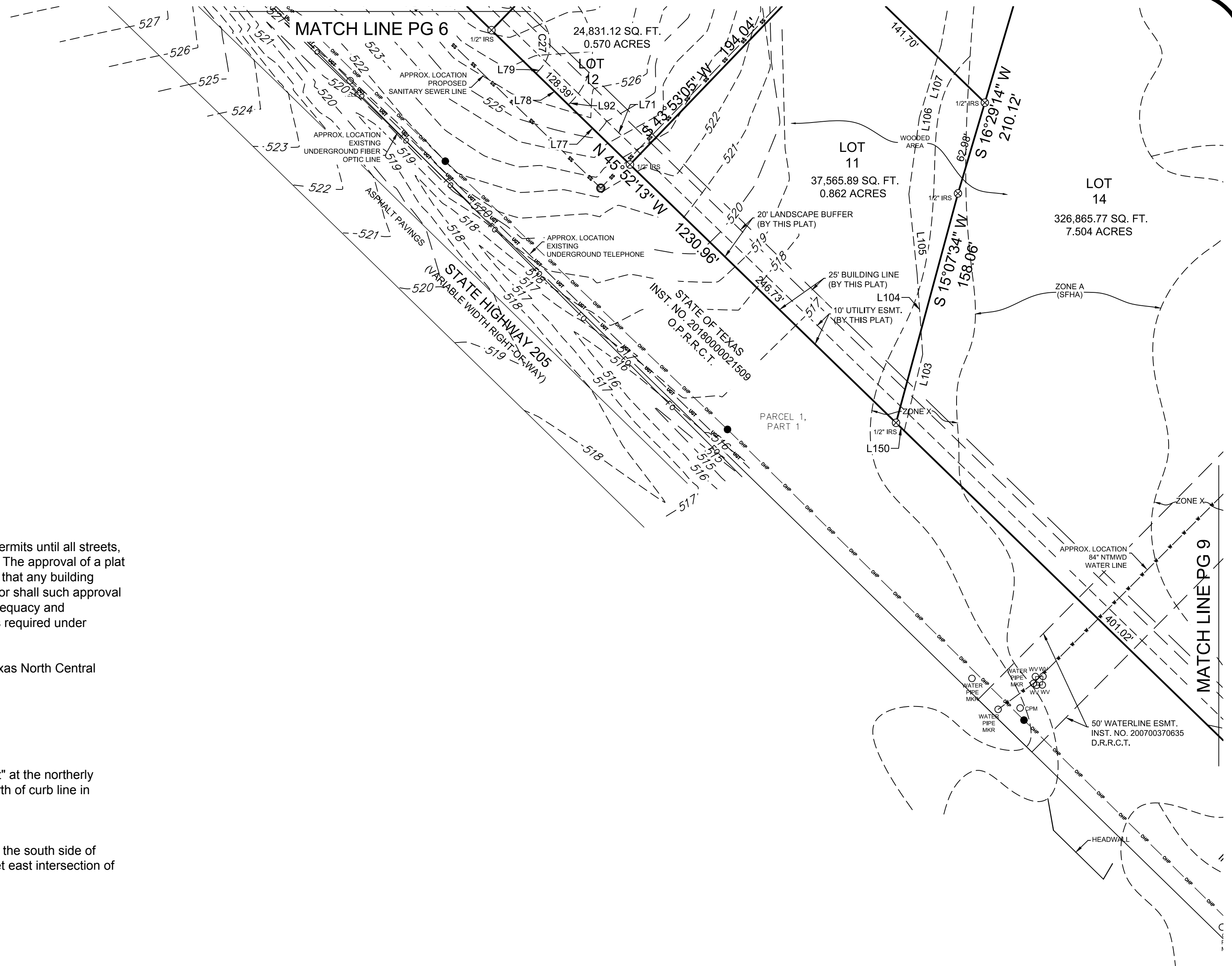
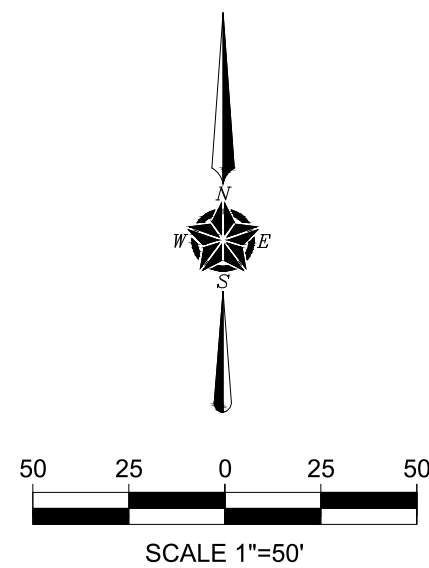


EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	104.66'	N29°14'45"W
L99	129.03'	N45°52'36"W
L100	190.64'	N1°58'51"W
L101	19.10'	N14°56'24"E
L102	443.54'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	100.38'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E





GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive \pm 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet \pm 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District



DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/10/2022)

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 10 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

Parcel Map Check Report

Client:

Tract One
Creskide Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line

Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve

Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line

Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line

Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line

Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line

Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line

Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line

Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'

Error Closure: 0.0088

Area: 793,730.47Sq.Ft.

Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creeside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193'

East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E

Length: 131.64'

North: 7,009,500.3835'

East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W

Length: 395.00'

North: 7,009,229.9644'

East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W

Length: 412.22'

North: 7,009,008.0315'

East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W

Length: 1,297.07'

North: 7,007,710.9615'

East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W

Length: 1,230.96'

North: 7,008,568.0637'

East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E

Length: 6.34'

North: 7,008,574.3989'

East: 2,605,886.5736'

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



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 NEC of HWY 205 and FM 549, Rockwall, TX 75032

SUBDIVISION Creekside Commons

LOT 1-14 BLOCK A

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE Mixed use

ACREAGE 34.484

LOTS [CURRENT] 1

LOTS [PROPOSED] 14

- ☒ **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]

☐ OWNER Rockwall 205 Investors, LLC

☐ APPLICANT The Dimension Group

CONTACT PERSON Justin Webb

CONTACT PERSON Keaton Mai

ADDRESS 1 Candlelite Trail

ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Heath, TX 75032

CITY, STATE & ZIP Dallas, TX 75238

PHONE 469-446-7734

PHONE 214-600-1152

E-MAIL justinw@alturahomes.com

E-MAIL kmai@dimensiongroup.com



NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 \$ 15.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022 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."

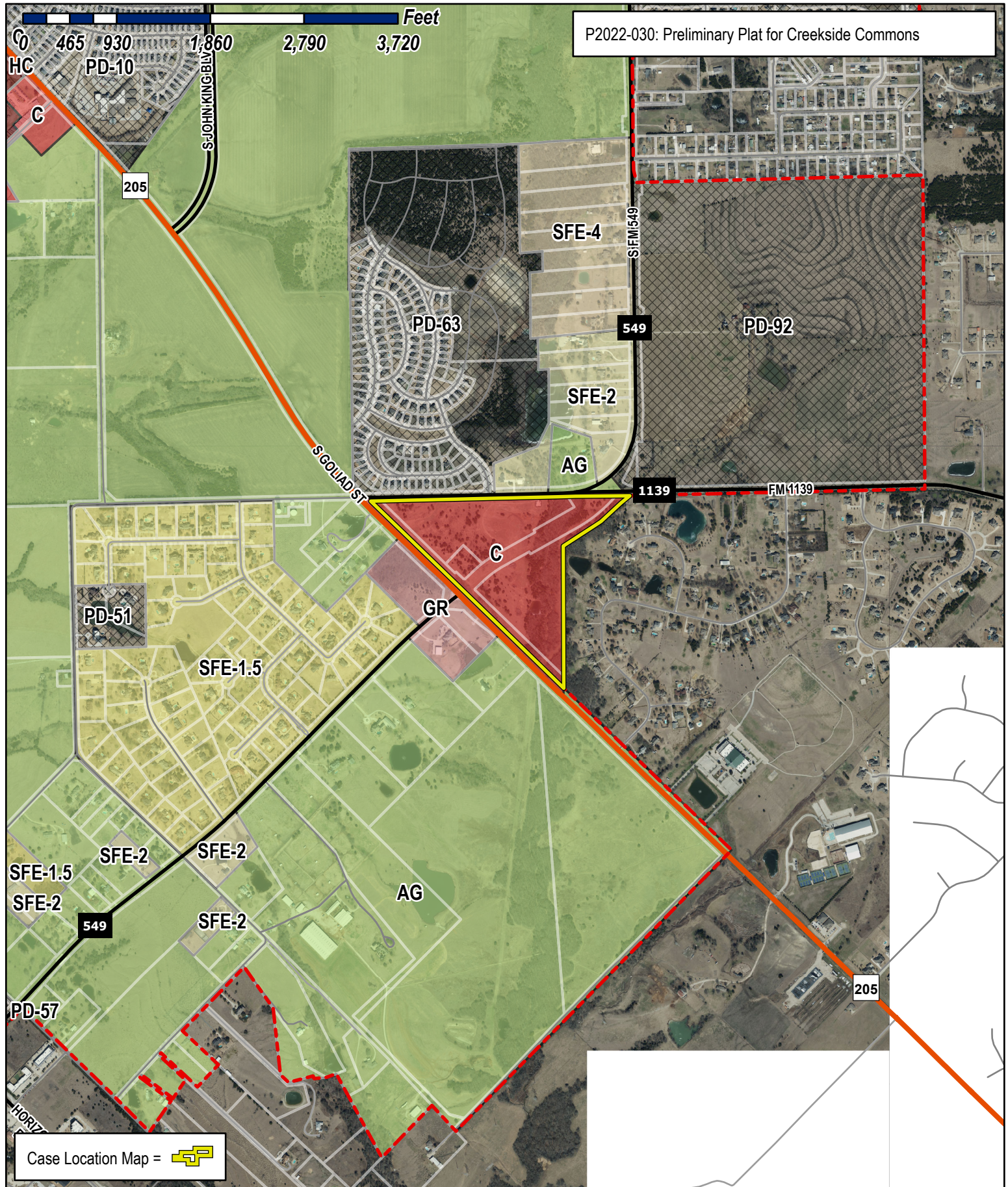
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat
- ☐ Replat
☒ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

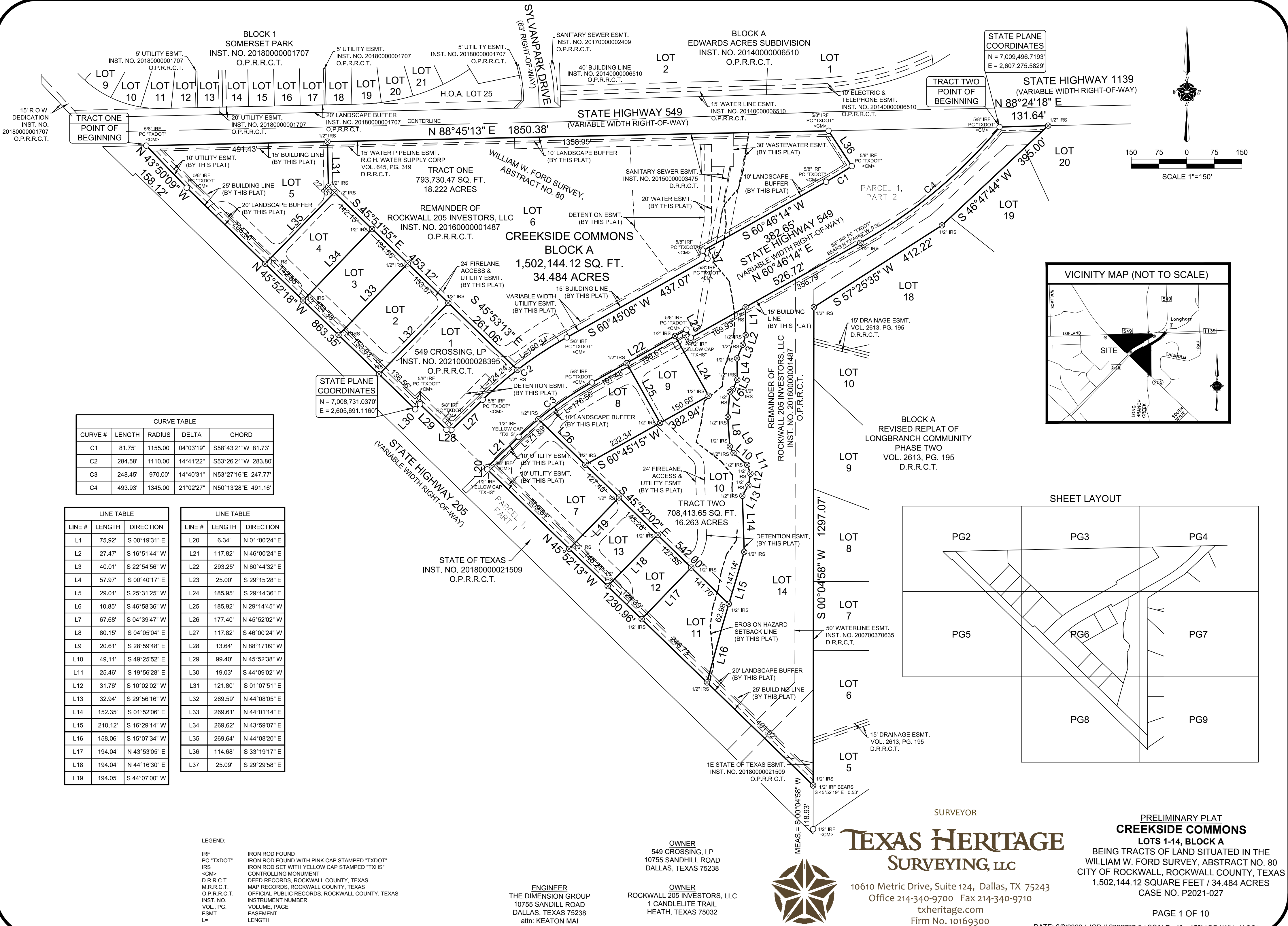
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF
PC "TXDOT"
IRS
<CM>
D.R.R.C.T.
M.P.R.C.T.
O.P.R.R.C.T.
INST. NO.
VOL., PG.
ESMT.
L=

IRON ROD FOUND
IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
CONTROLLING MONUMENT
DEED RECORDS, ROCKWALL COUNTY, TEXAS
MAP RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
EASEMENT
LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032



TEXAS HERITAGE
SURVEYING, LLC

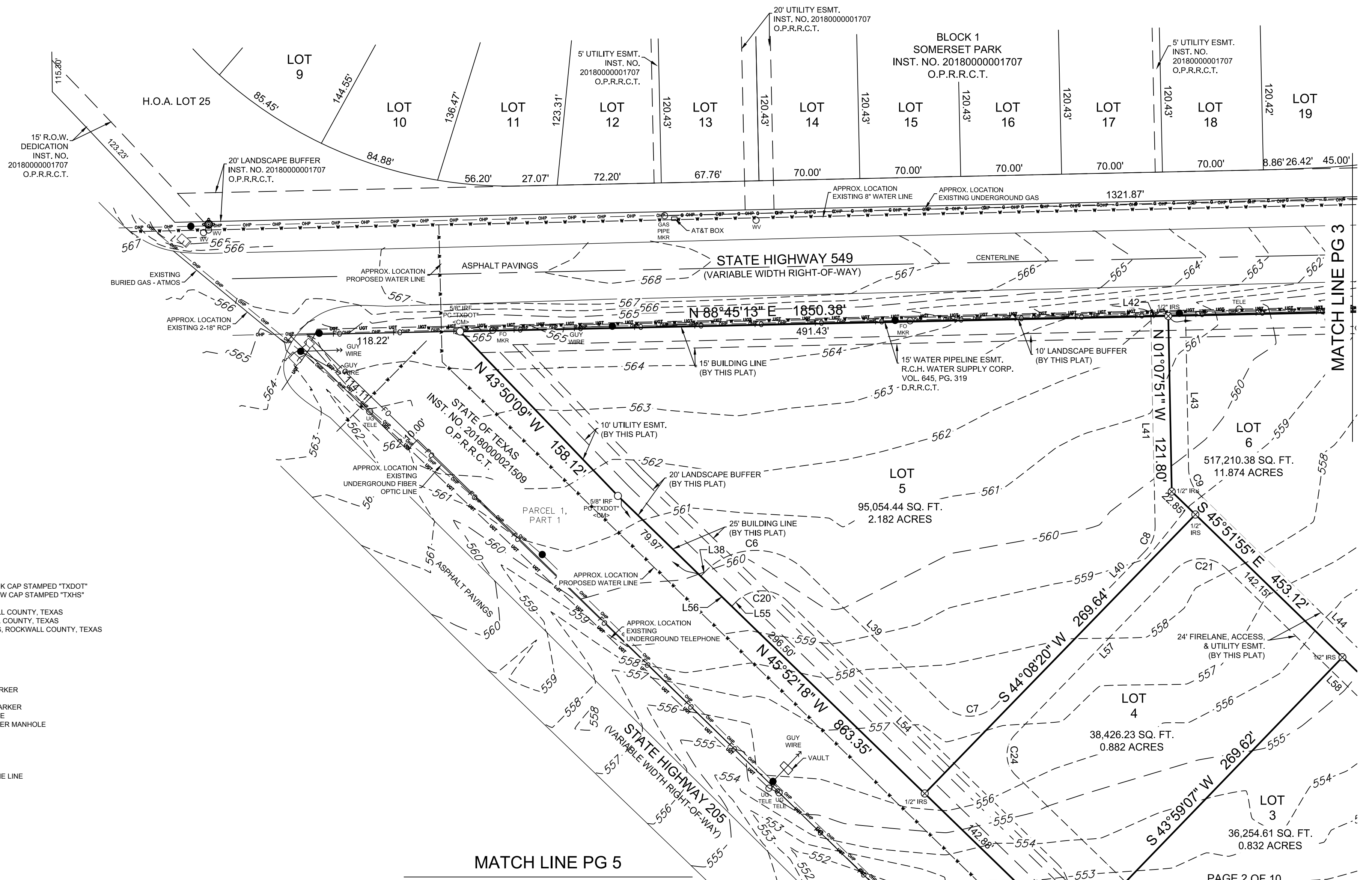
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

SURVEYOR

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027



50 25 0 25 50
SCALE 1"=50'



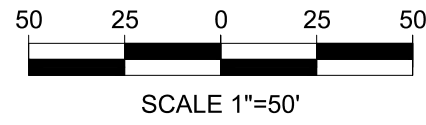
LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
FO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	GAS METER
	GUARD RAIL
OHP	OVERHEAD POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
	CONCRETE PAVING

MATCH LINE PG 5

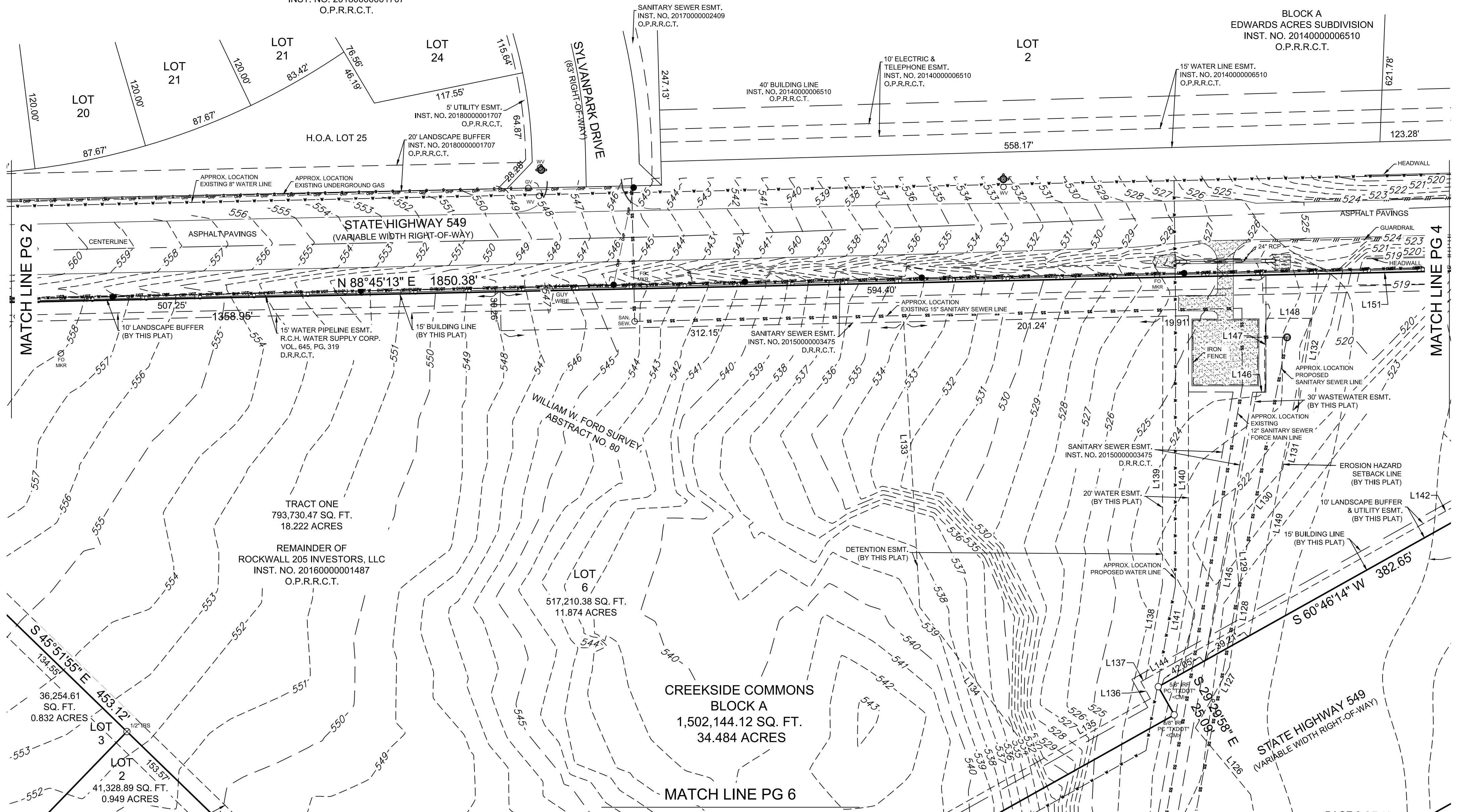
PAGE 2 OF 10

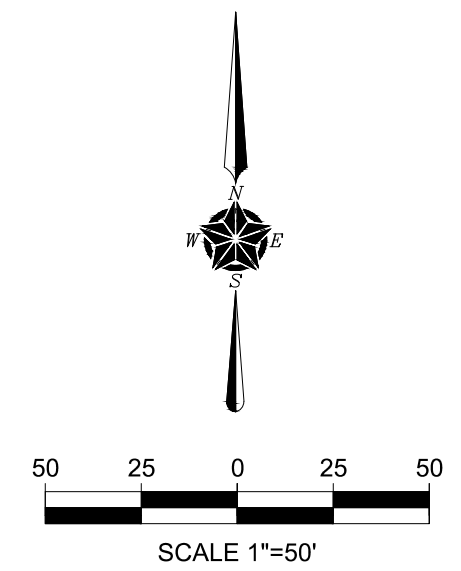
DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.





BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT
1

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°24'18" E 131.64'

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
11.874 ACRES

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

L=81.75' R=1155.00'
Δ=4°03'19" W 81.73'
CH=S58°43'21" W 382.65'

PARCEL 1,
PART 2

CH=N50°13'28" E 491.16'
Δ=2°10'27" W 493.93'
L=1345.00'

LOT
14

326,865.77 SQ. FT.
7.504 ACRES

LOT
19

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT" 1/2" IRS
BEARS N 72°48'43" W 0.26'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

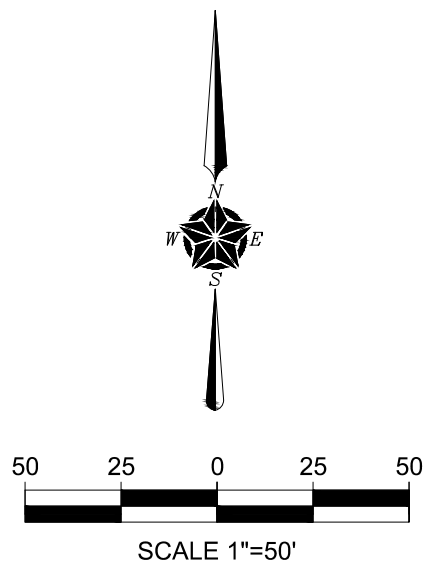
N 60°46'14" E 526.72'
356.79'

15' BUILDING LINE
(BY THIS PLAT)

S 57°25'35" W 412.22'

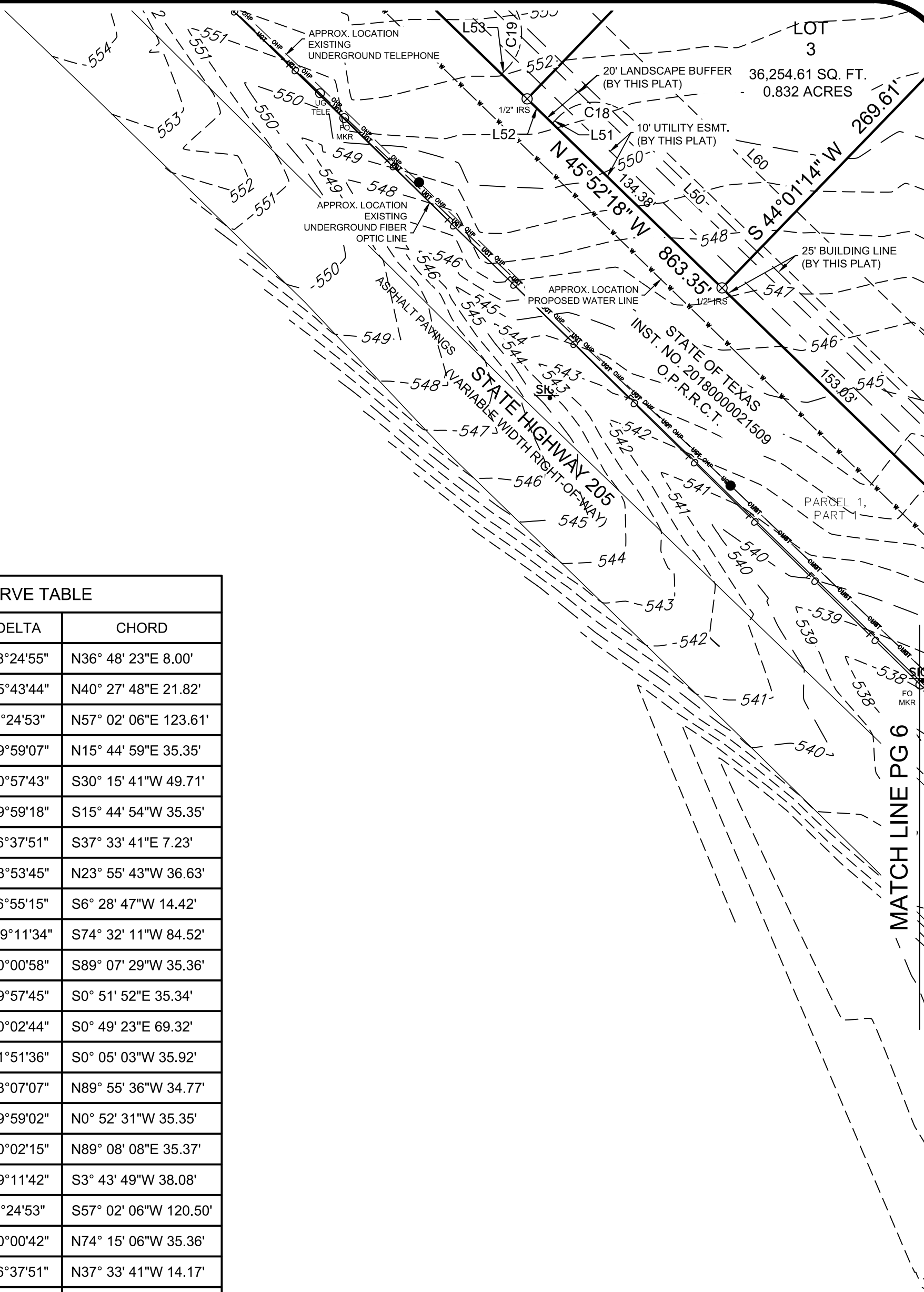
MATCH LINE PG 7

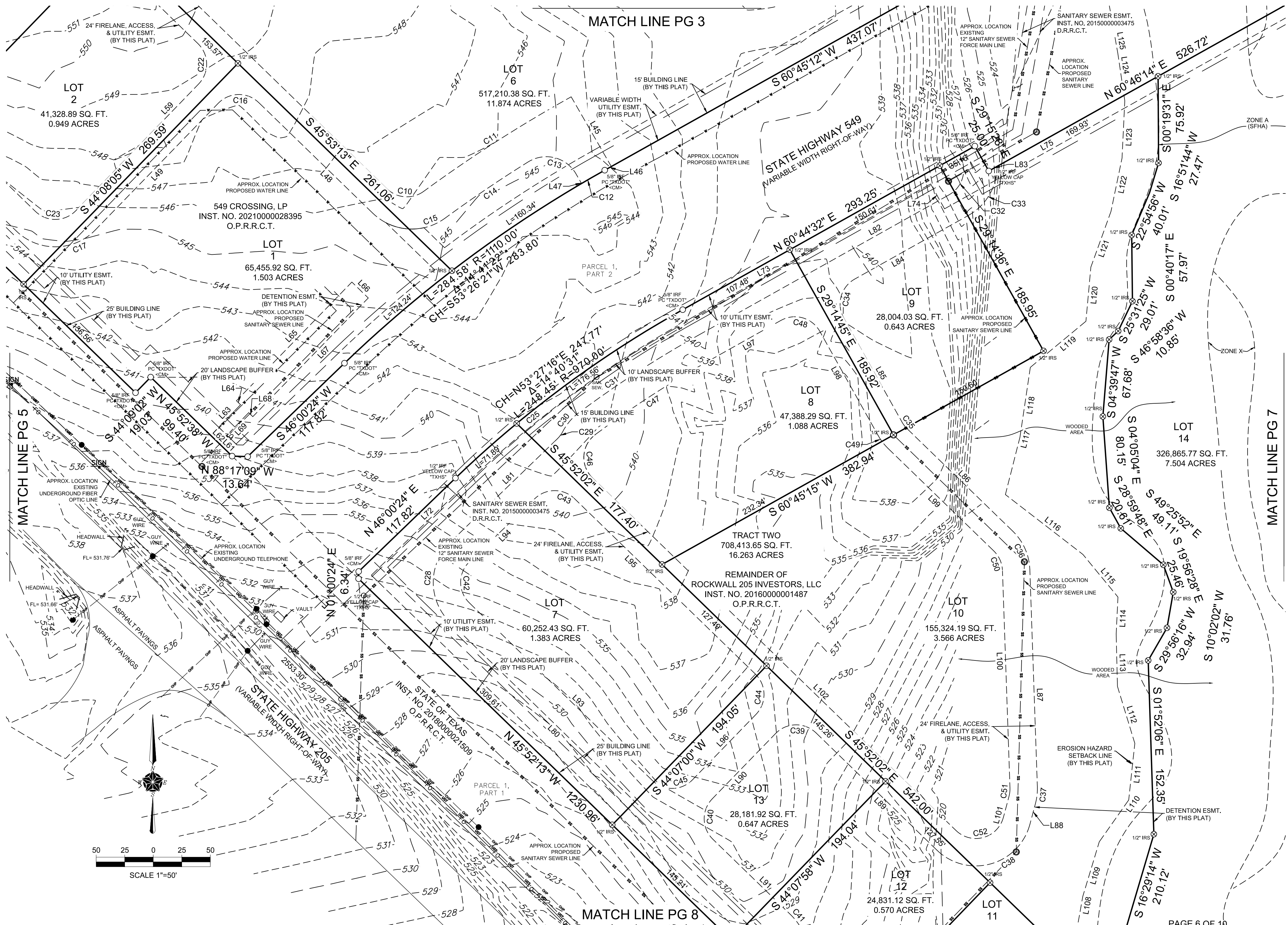
MATCH LINE PG 2

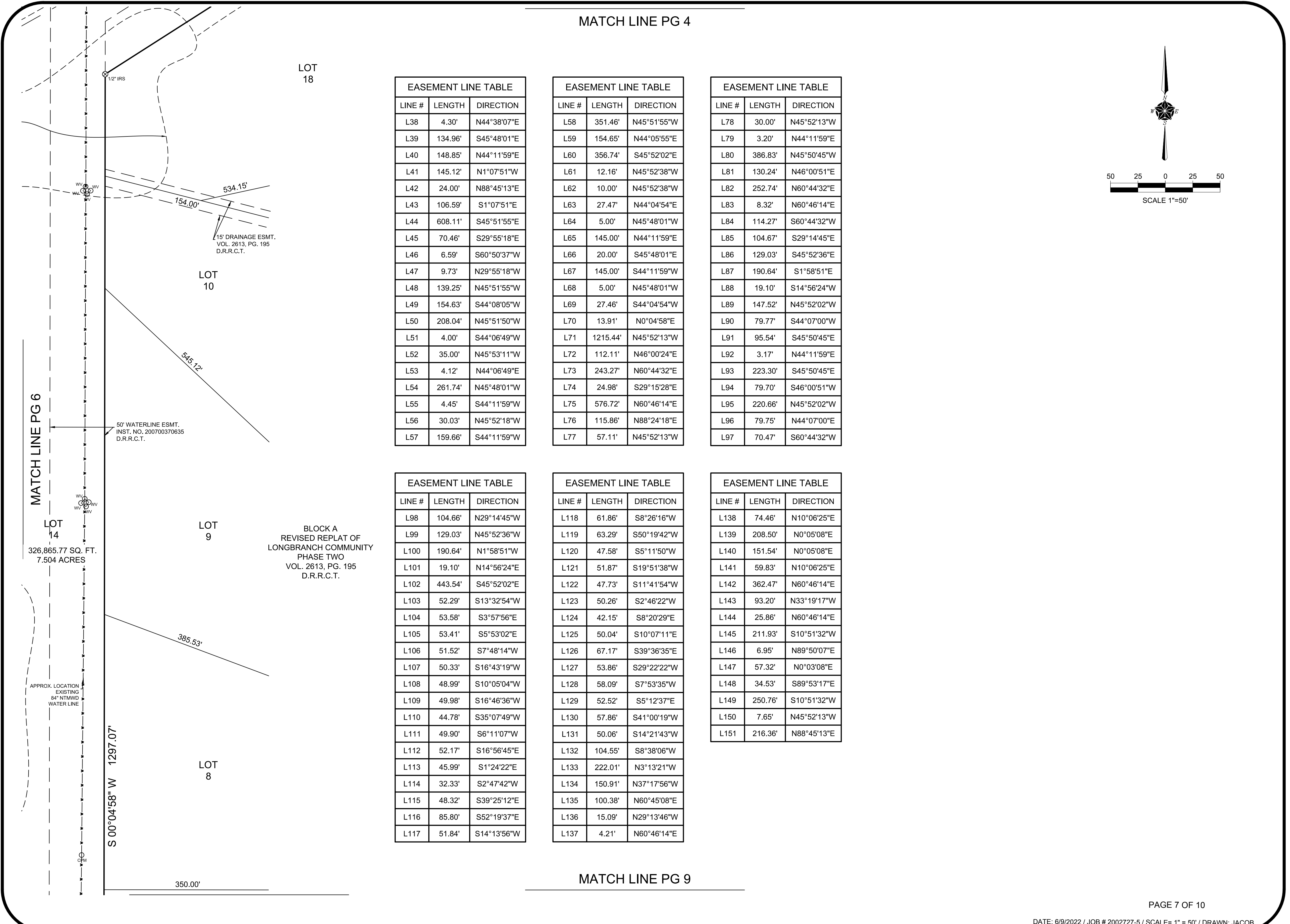


EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	39.29'	25.00'	90°02'44"	N0° 49' 23"W 35.37'
C28	78.56'	49.00'	91°51'36"	N0° 05' 03"E 70.41'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	8.03'	25.00'	18°24'55"	N36° 48' 23"E 8.00'
C30	22.00'	49.00'	25°43'44"	N40° 27' 48"E 21.82'
C31	123.69'	955.83'	7°24'53"	N57° 02' 06"E 123.61'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	7.26'	25.00'	16°37'51"	S37° 33' 41"E 7.23'
C36	37.54'	49.00'	43°53'45"	N23° 55' 43"W 36.63'
C37	14.47'	49.00'	16°55'15"	S6° 28' 47"W 14.42'
C38	101.93'	49.00'	119°11'34"	S74° 32' 11"W 84.52'
C39	39.28'	25.00'	90°00'58"	S89° 07' 29"W 35.36'
C40	39.25'	25.00'	89°57'45"	S0° 51' 52"E 35.34'
C41	77.01'	49.00'	90°02'44"	S0° 49' 23"E 69.32'
C42	40.08'	25.00'	91°51'36"	S0° 05' 03"W 35.92'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	39.26'	25.00'	89°59'02"	N0° 52' 31"W 35.35'
C45	39.29'	25.00'	90°02'15"	N89° 08' 08"E 35.37'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	120.59'	931.83'	7°24'53"	S57° 02' 06"W 120.50'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	14.22'	49.00'	16°37'51"	N37° 33' 41"W 14.17'
C50	19.15'	25.00'	43°53'45"	N23° 55' 43"W 18.69'
C51	7.38'	25.00'	16°55'15"	N6° 28' 47"E 7.36'
C52	52.01'	25.00'	119°11'34"	N74° 32' 11"E 43.12'



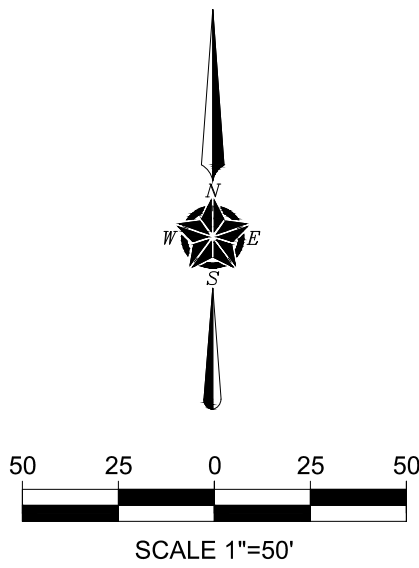


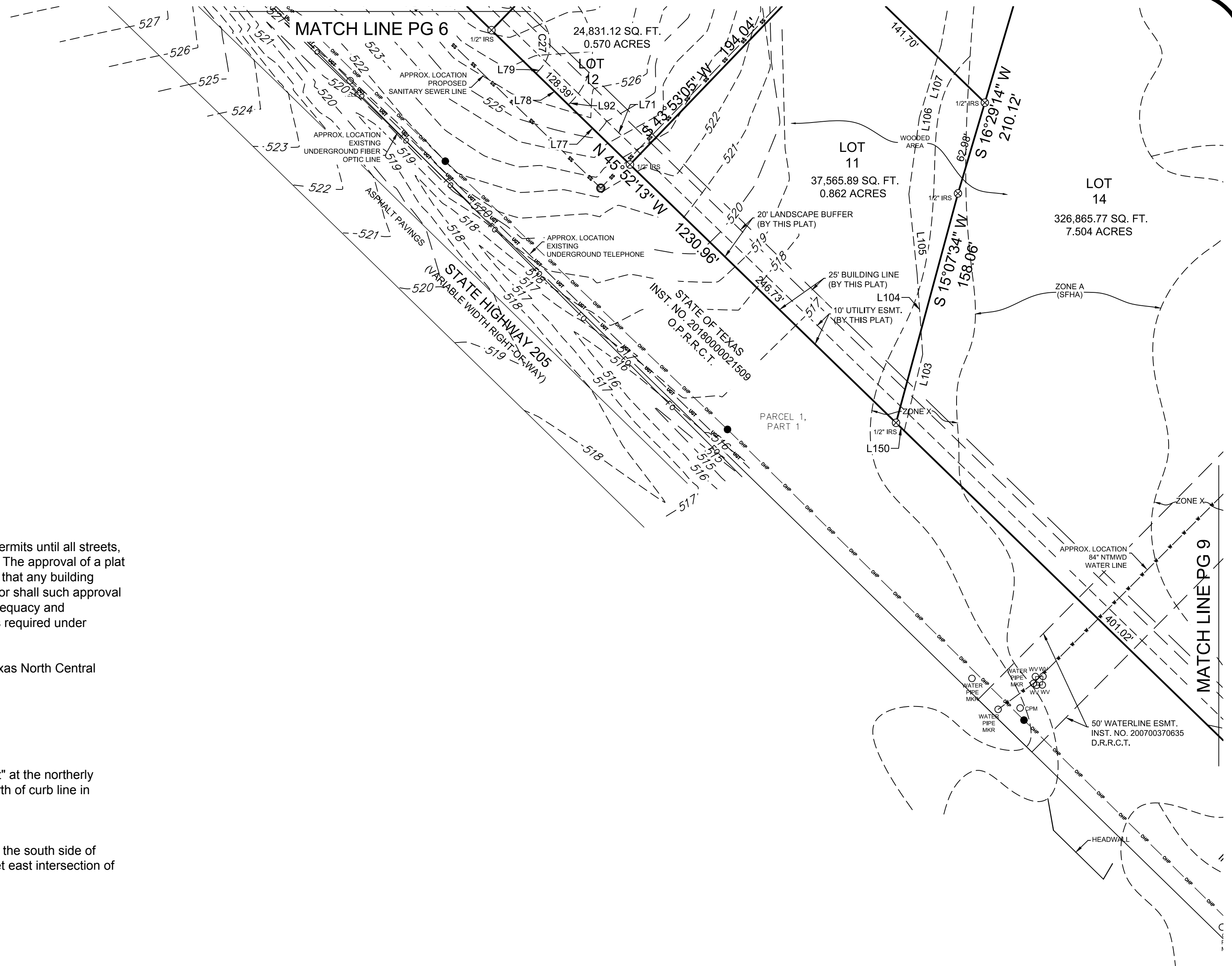
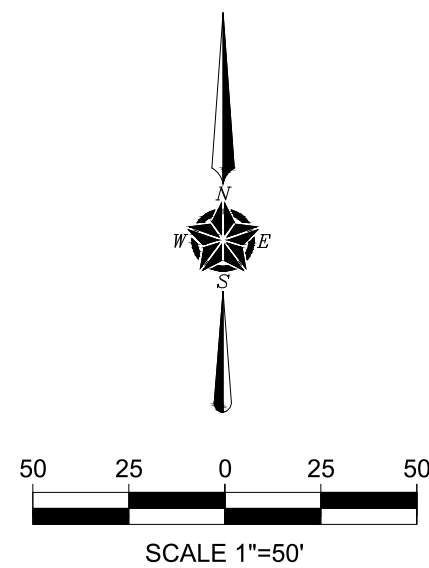


EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	104.66'	N29°14'45"W
L99	129.03'	N45°52'36"W
L100	190.64'	N1°58'51"W
L101	19.10'	N14°56'24"E
L102	443.54'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	100.38'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E





GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

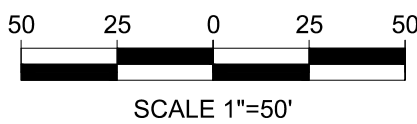
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive \pm 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet \pm 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District



DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/10/2022)

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 10 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

Parcel Map Check Report

Client:

Tract One
Creskide Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line

Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve

Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line

Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line

Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line

Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line

Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line

Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line

Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'

Error Closure: 0.0088

Area: 793,730.47Sq.Ft.

Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creeside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193'

East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E

Length: 131.64'

North: 7,009,500.3835'

East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W

Length: 395.00'

North: 7,009,229.9644'

East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W

Length: 412.22'

North: 7,009,008.0315'

East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W

Length: 1,297.07'

North: 7,007,710.9615'

East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W

Length: 1,230.96'

North: 7,008,568.0637'

East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E

Length: 6.34'

North: 7,008,574.3989'

East: 2,605,886.5736'

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



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: June 28, 2022
APPLICANT: Keaton Mai; *Dimension Group*
CASE NUMBER: P2022-030; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to amend the preliminary plat approved on June 7, 2021. Specifically, the applicant is proposing to preliminary plat the 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.
- ☑ On May 19, 1986, Tract One of the subject property was annexed by the City Council by *Ordinance No. 86-37, T1 [Case No. A1986-005]*. The City Council then annexed Tract Two of the subject property on July 21, 1997 by *Ordinance No 97-14, T6 [Case No. A1997-001]*. At the time of annexation, both tracts of the subject property were zoned Agricultural (AG) District. On March 4, 2013, the City Council approved the zoning change from Agricultural (AG) District to Commercial (C) District [*Ordinance No. 13-03*]. On June 7, 2021, the City Council approved a preliminary plat for the subject property [*Case No. P2021-027*]. On May 2, 2022, the City Council approved a variance to allow the existing overhead powerlines to remain in place.
- ☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 of this plat 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 a preliminary plat for *Lots 1-14, Block A, Creekside Commons*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat 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: 6/24/2022

PROJECT NUMBER: P2022-030
PROJECT NAME: Preliminary Plat for Lots 1-14, Block A, Creekside Commons
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	06/23/2022	Approved w/ Comments

06/23/2022: P2022-030; Lots 1-14, Block A, Creekside Commons

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com .

M.3 For reference, include the case number (P2022-030) in the lower right-hand corner of all pages on future submittals.

I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

M.5 According to the site design guidelines and standards of Subsection 06.02(D)(1), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the building setbacks along FM-549 -- that is to be constructed -- requires a minimum 25-ft building setback. Correct the preliminary plat. [Subsection 06.02(D), of Art. 05, UDC]

M.6 According to the landscape standards of Subsection 06.02(E), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the landscape buffers along FM-549 -- that is to be constructed -- requires a minimum 20-ft buffer. Correct the preliminary plat. [Subsection 06.02(E)(1), of Art. 05, UDC]

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.8 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.9 Please note that scheduled meetings for this case:

(1) Planning and Zoning Work Session Meeting will be held on June 28, 2022.

(2) City Council meeting will be held on July 5, 2022.

I.10 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - New Utility Crossing to be 90-degrees across TXDOT and steel encased. Proposed Bridge at this location will possibly need to realign to avoid bridge.

- Need to show proposed and ex. water and sewer on preliminary plat

- This (south) driveway location isn't approved on the TIA.
- Drainage and floodplain easement (update label).
- Must show the creek flowline and grading contours to establish the EHS.
- 6. Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.

The following items are informational for the engineering design process.

General Items:

M - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Must include a 10' utility easement along all street frontage.

- No structures including signage allowed in easements or right-of-ways.

Drainage Items:

- Detention is required. Manning's C-value is by zoning. Unit Hydrograph Method and a Flood/Detention study required.
- Area under the fuel canopies and dumpsters must drain to an oil/water separator before connection to the storm system.
- No vertical walls are allowed in detention easements.
- No detention allowed in floodplain or erosion hazard setback
- No improvements inside Erosion Hazard Setback/ Drainage Easement.
- Flood Study to be preform for all encroachments into the floodplain. (Review fees apply)

Water and Wastewater Items:

- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.
- 12-inch waterline required along Future FM 549 alignment and SH 205.
- Pro-rata for Long Branch Lift Station =\$545.38/acre
- Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- Possible 3 lift station improvements needed
- If these lift stations are improved prior to development additional pro-rata fees will be due.
- Only one use off a deadend line (domestic, irrigation meter, fire hydrant, etc.

Roadway Paving Items:

- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
 - All parking must be 20'x9'
 - All drive aisles must be a minimum of 24' wide
 - All fire lanes must have a minimum radius of 20'
 - Minimum easement width is 20'. No structures allowed in easements.
 - TXDOT Permission required for access driveway along Future Alignment of FM 549. A traffic signal modifications will be required at the FM 549 and SH 205 Intersection.
- Permitting/Approval by TxDOT required.
- TxDOT TIA for driveway is required along with review fees at time of 1st review for TIA
 - All driveway locations need to match TIA after approval and are still contingent on TxDOT approval.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved
No Comments			



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 NEC of HWY 205 and FM 549, Rockwall, TX 75032

SUBDIVISION Creekside Commons

LOT 1-14 BLOCK A

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE Mixed use

ACREAGE 34.484

LOTS [CURRENT] 1

LOTS [PROPOSED] 14

- ☒ **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]

☐ OWNER Rockwall 205 Investors, LLC

☐ APPLICANT The Dimension Group

CONTACT PERSON Justin Webb

CONTACT PERSON Keaton Mai

ADDRESS 1 Candlelite Trail

ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Heath, TX 75032

CITY, STATE & ZIP Dallas, TX 75238

PHONE 469-446-7734

PHONE 214-600-1152

E-MAIL justinw@alturahomes.com

E-MAIL kmai@dimensiongroup.com



NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 \$ 15.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022 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."

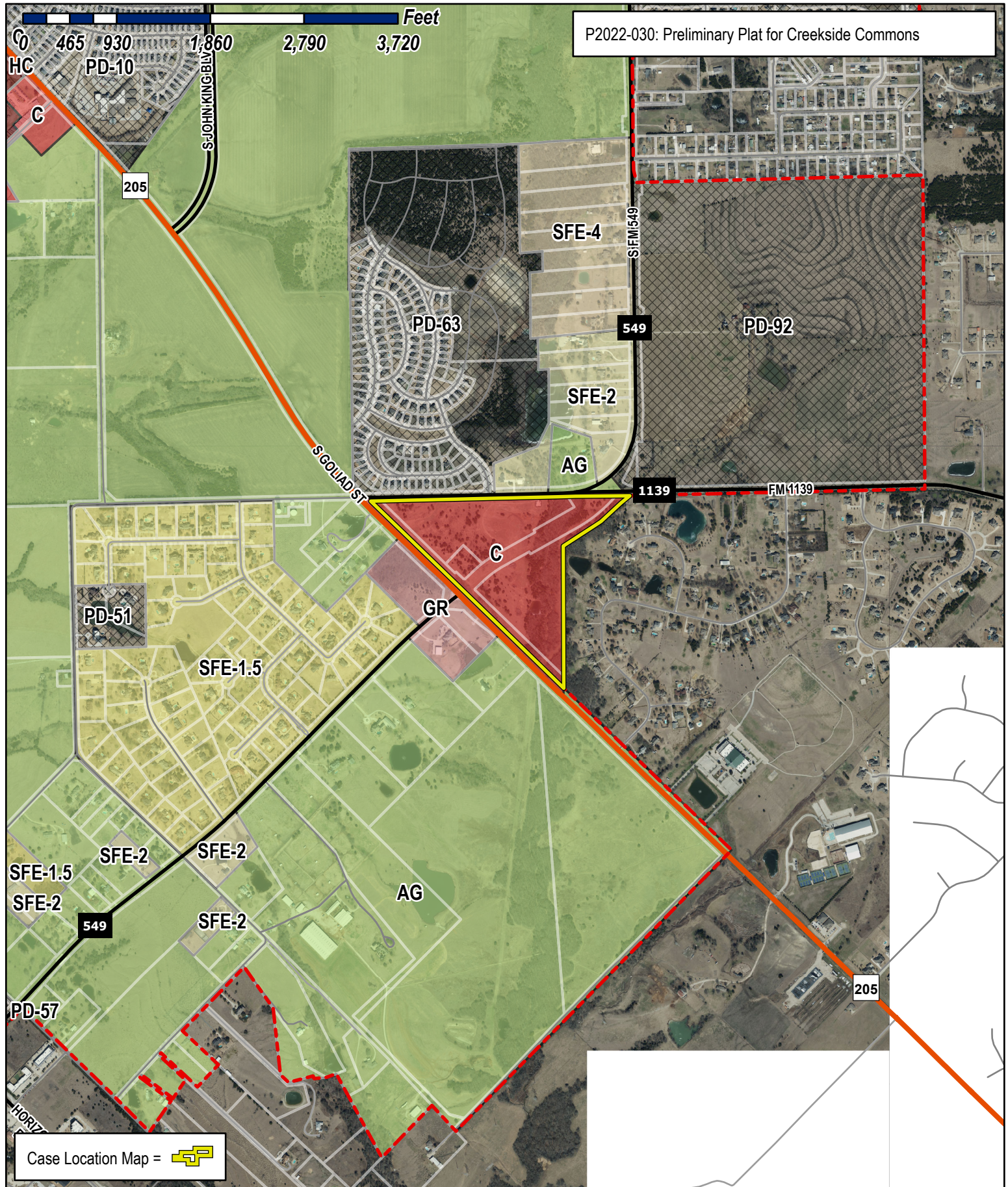
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Case Location Map =

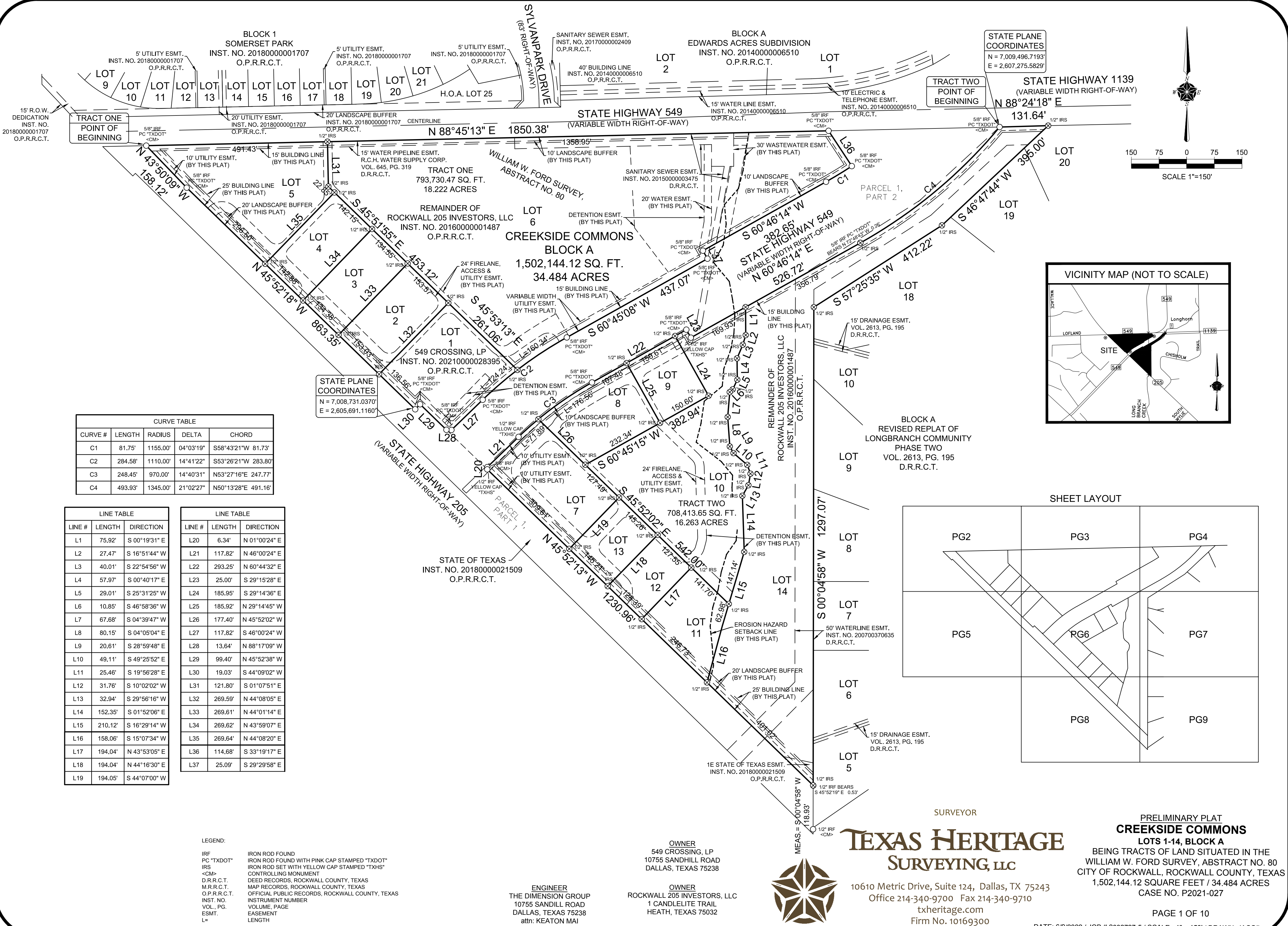


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF
PC "TXDOT"
IRS
<CM>
D.R.R.C.T.
M.P.R.C.T.
O.P.R.R.C.T.
INST. NO.
VOL., PG.
ESMT.
L=

IRON ROD FOUND
IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
CONTROLLING MONUMENT
DEED RECORDS, ROCKWALL COUNTY, TEXAS
MAP RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
EASEMENT
LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

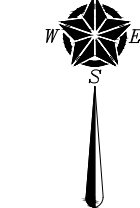


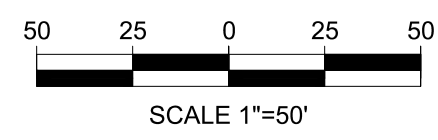
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

SURVEYOR

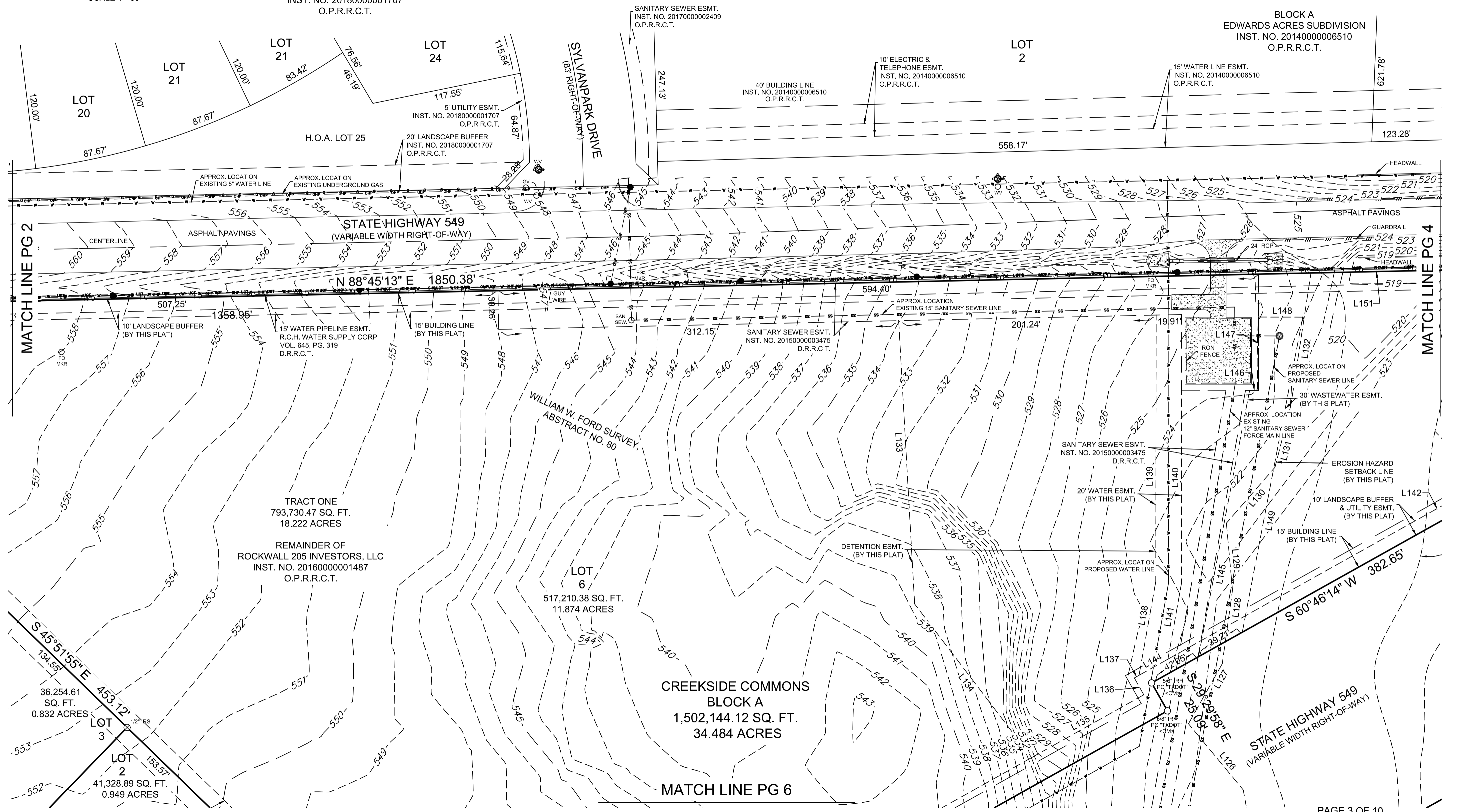
PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

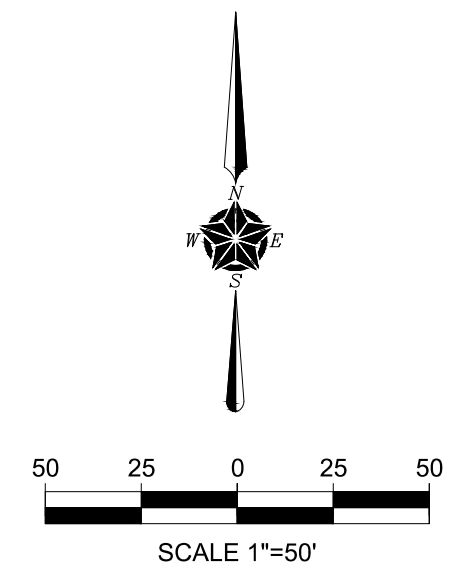




BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.





BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT
1

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°24'18" E 131.64'

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
11.874 ACRES

L143
C5
L=81.75' R=1155.00'
Δ=4°03'19" W 81.73'
CH=S58°43'21" W 382.65'

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

PARCEL 1,
PART 2

CH=N50°13'28" E 491.16'
Δ=2°10'27" W 1345.00'
L=493.93'

LOT
14

326,865.77 SQ. FT.
7.504 ACRES

LOT
19

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT"
BEARS N 72°48'43" W 0.26'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

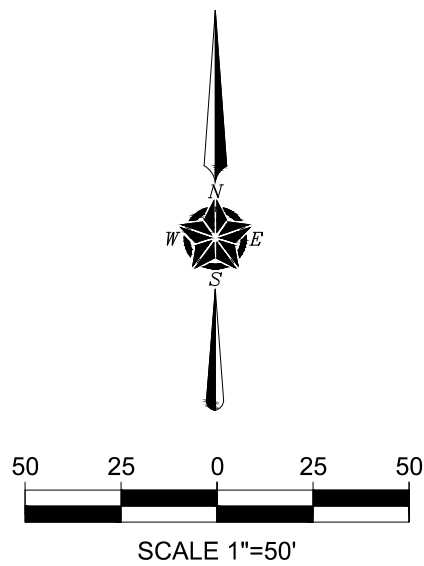
N 60°46'14" E 526.72'
356.79'

15' BUILDING LINE
(BY THIS PLAT)

S 57°25'35" W 412.22'

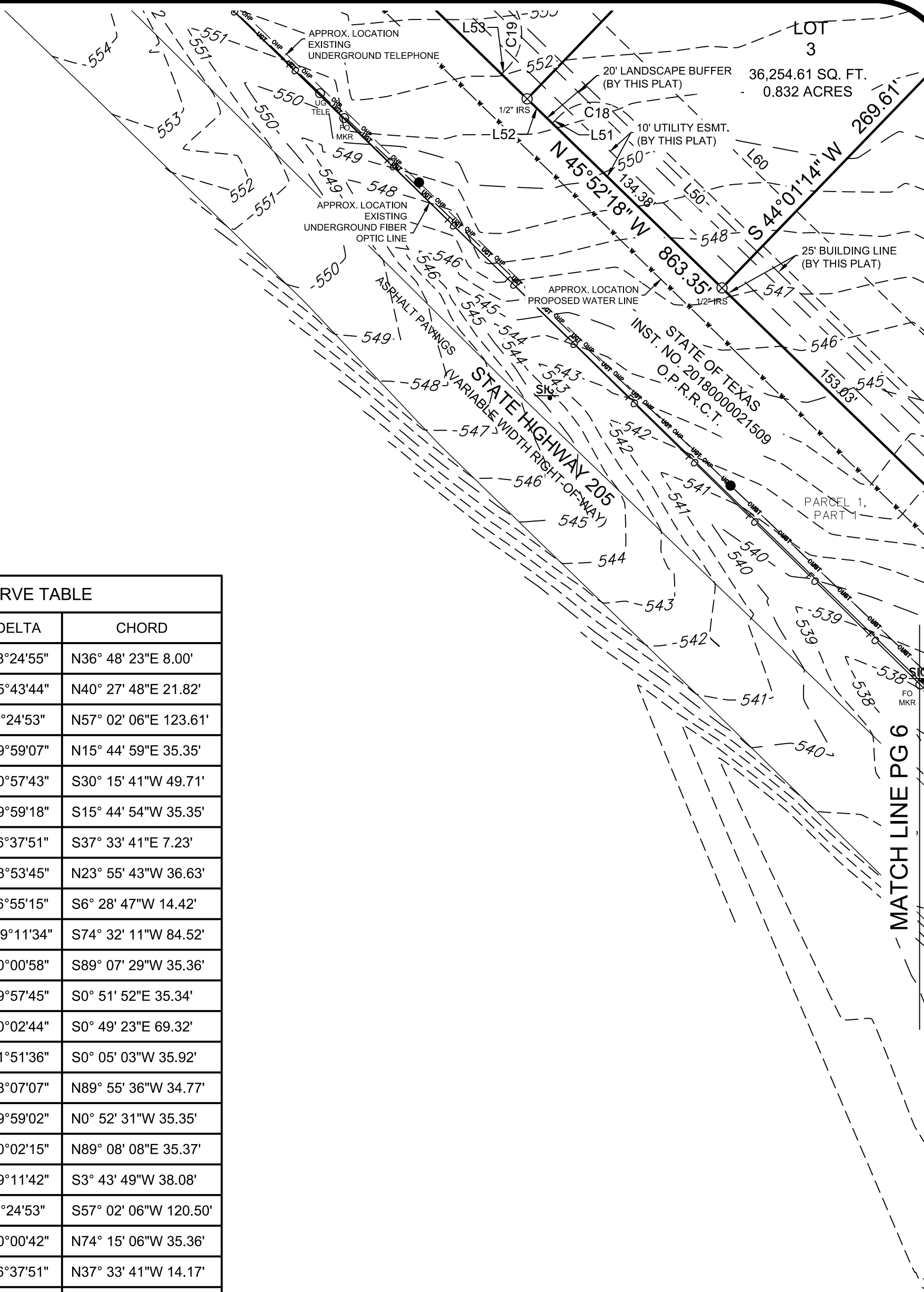
MATCH LINE PG 7

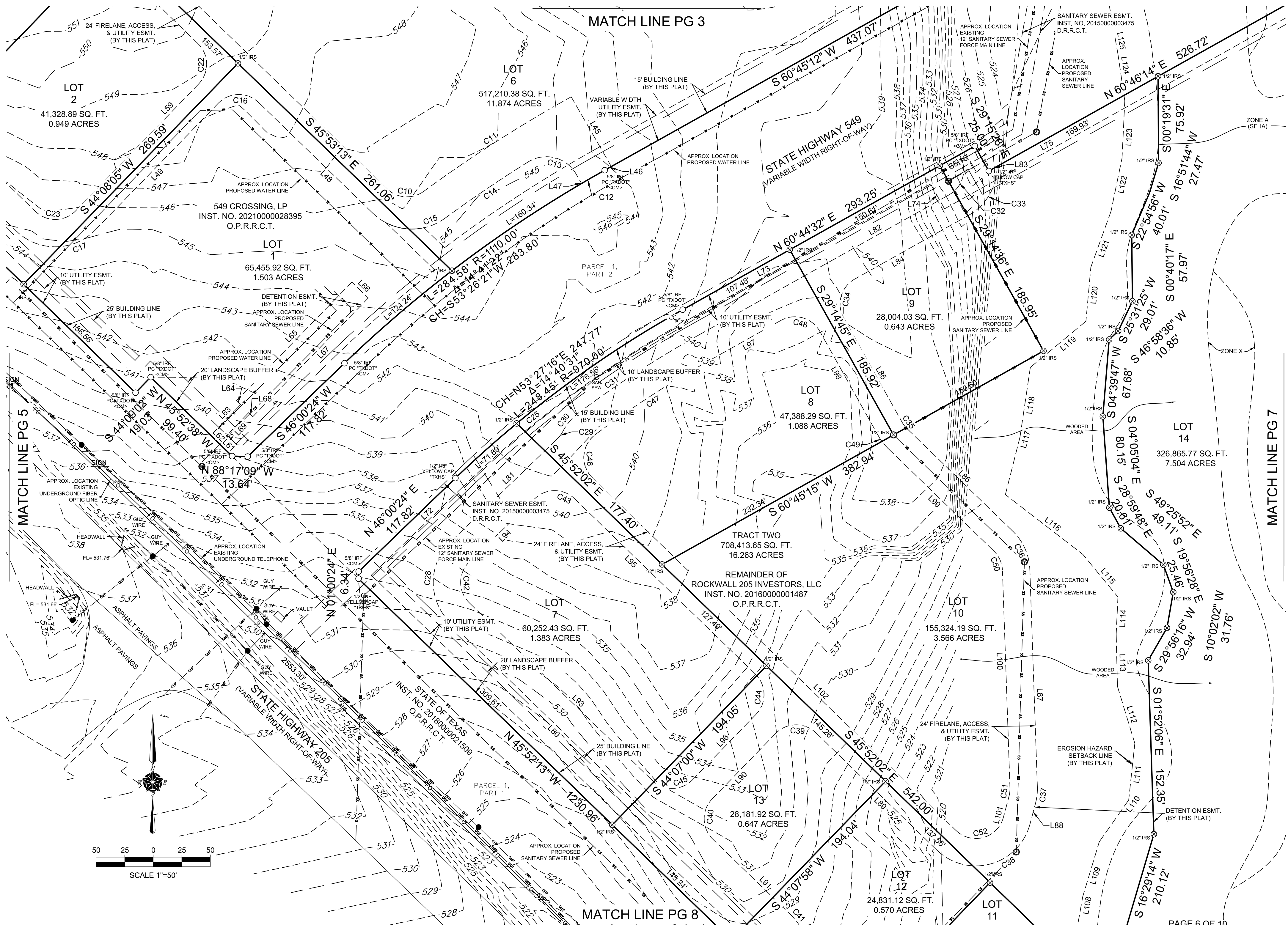
MATCH LINE PG 2



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	39.29'	25.00'	90°02'44"	N0° 49' 23"W 35.37'
C28	78.56'	49.00'	91°51'36"	N0° 05' 03"E 70.41'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	8.03'	25.00'	18°24'55"	N36° 48' 23"E 8.00'
C30	22.00'	49.00'	25°43'44"	N40° 27' 48"E 21.82'
C31	123.69'	955.83'	7°24'53"	N57° 02' 06"E 123.61'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	7.26'	25.00'	16°37'51"	S37° 33' 41"E 7.23'
C36	37.54'	49.00'	43°53'45"	N23° 55' 43"W 36.63'
C37	14.47'	49.00'	16°55'15"	S6° 28' 47"W 14.42'
C38	101.93'	49.00'	119°11'34"	S74° 32' 11"W 84.52'
C39	39.28'	25.00'	90°00'58"	S89° 07' 29"W 35.36'
C40	39.25'	25.00'	89°57'45"	S0° 51' 52"E 35.34'
C41	77.01'	49.00'	90°02'44"	S0° 49' 23"E 69.32'
C42	40.08'	25.00'	91°51'36"	S0° 05' 03"W 35.92'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	39.26'	25.00'	89°59'02"	N0° 52' 31"W 35.35'
C45	39.29'	25.00'	90°02'15"	N89° 08' 08"E 35.37'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	120.59'	931.83'	7°24'53"	S57° 02' 06"W 120.50'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	14.22'	49.00'	16°37'51"	N37° 33' 41"W 14.17'
C50	19.15'	25.00'	43°53'45"	N23° 55' 43"W 18.69'
C51	7.38'	25.00'	16°55'15"	N6° 28' 47"E 7.36'
C52	52.01'	25.00'	119°11'34"	N74° 32' 11"E 43.12'



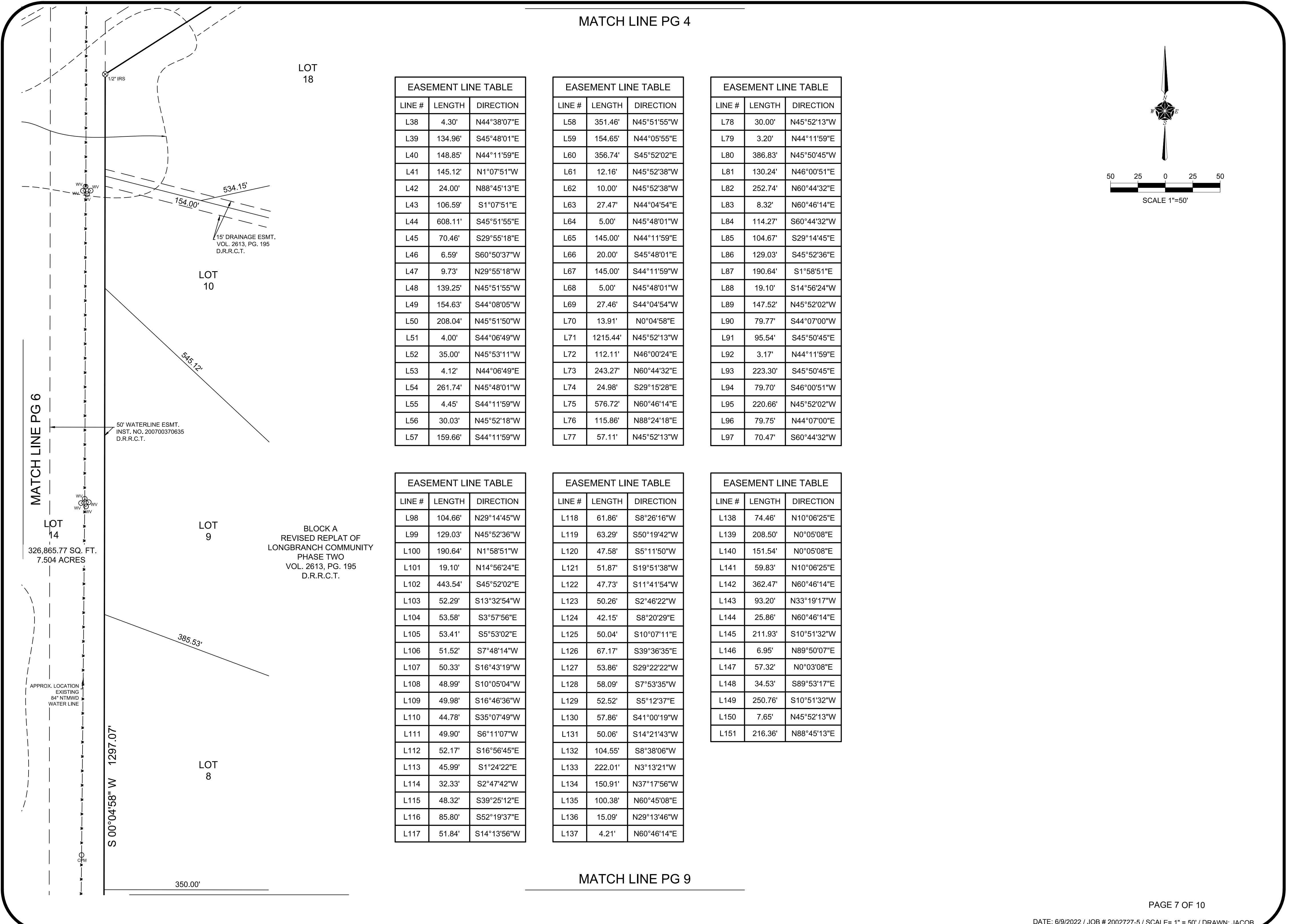


MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

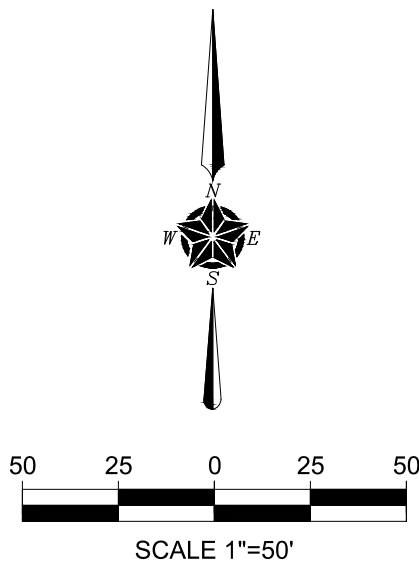
MATCH LINE PG 8

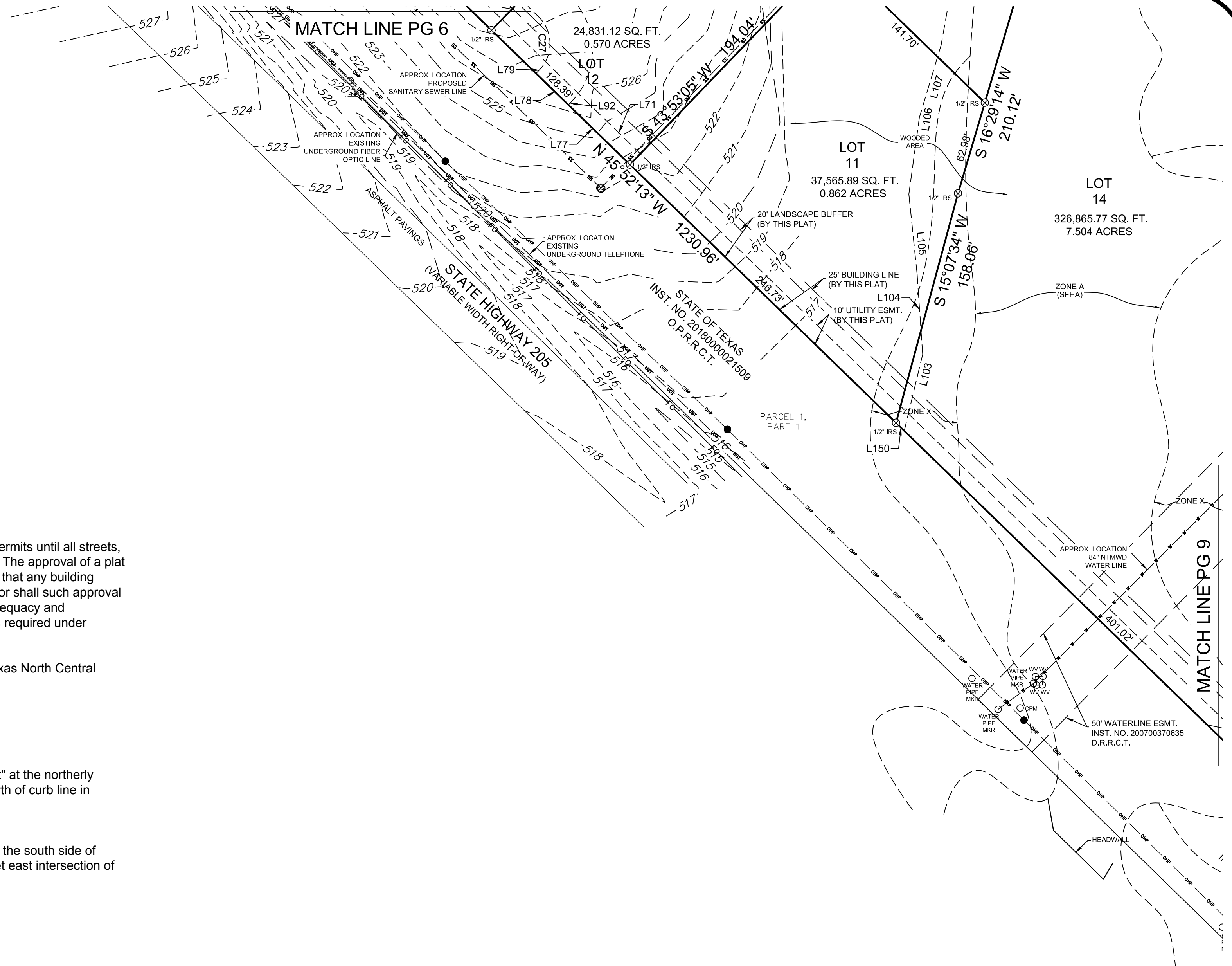
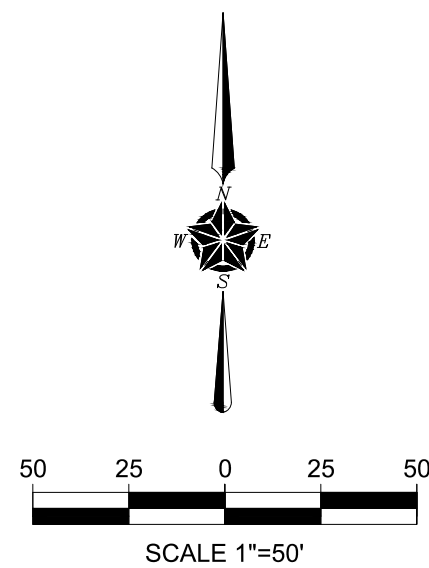


EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	104.66'	N29°14'45"W
L99	129.03'	N45°52'36"W
L100	190.64'	N1°58'51"W
L101	19.10'	N14°56'24"E
L102	443.54'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	100.38'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E





GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

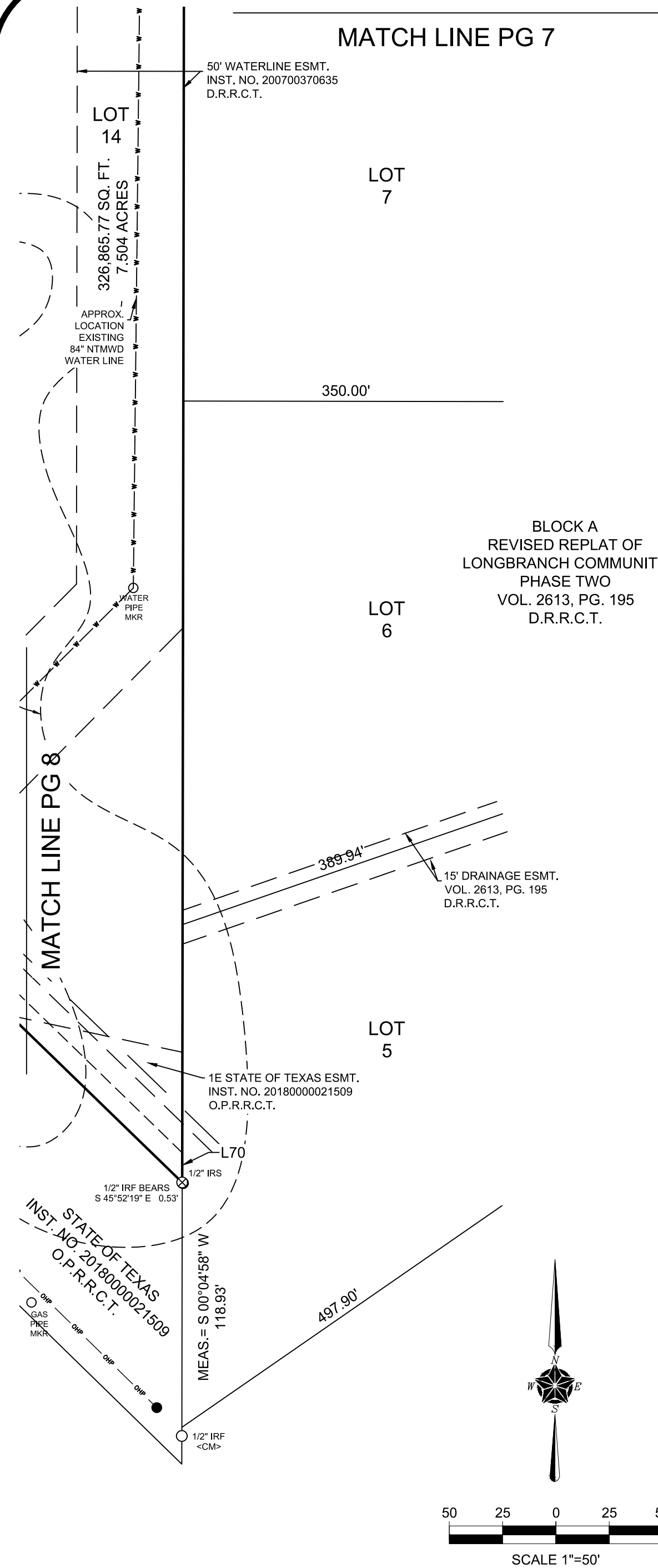
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive \pm 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet \pm 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a point for corner, said point being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a point for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a point for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 9 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/10/2022)

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 10 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

Parcel Map Check Report

Client:

Tract One
Creeside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line

Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve

Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line

Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line

Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line

Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line

Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line

Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line

Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creekside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193'

East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E

Length: 131.64'

North: 7,009,500.3835'

East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W

Length: 395.00'

North: 7,009,229.9644'

East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W

Length: 412.22'

North: 7,009,008.0315'

East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W

Length: 1,297.07'

North: 7,007,710.9615'

East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W

Length: 1,230.96'

North: 7,008,568.0637'

East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E

Length: 6.34'

North: 7,008,574.3989'

East: 2,605,886.5736'

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



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: July 05, 2022

APPLICANT: Keaton Mai; *Dimension Group*

CASE NUMBER: P2022-030; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to amend the preliminary plat approved on June 7, 2021. Specifically, the applicant is proposing to preliminary plat the 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.
- ☑ On May 19, 1986, Tract One of the subject property was annexed by the City Council by *Ordinance No. 86-37, T1 [Case No. A1986-005]*. The City Council then annexed Tract Two of the subject property on July 21, 1997 by *Ordinance No 97-14, T6 [Case No. A1997-001]*. At the time of annexation, both tracts of the subject property were zoned Agricultural (AG) District. On March 4, 2013, the City Council approved the zoning change from Agricultural (AG) District to Commercial (C) District [*Ordinance No. 13-03*]. On June 7, 2021, the City Council approved a preliminary plat for the subject property [*Case No. P2021-027*]. On May 2, 2022, the City Council approved a variance to allow the existing overhead powerlines to remain in place.
- ☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 of this plat 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 approve of a preliminary plat for *Lots 1-14, Block A, Creekside Commons*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat 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 June 28, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat 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) 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 NEC of HWY 205 and FM 549, Rockwall, TX 75032

SUBDIVISION Creekside Commons

LOT 1-14 BLOCK A

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE Mixed use

ACREAGE 34.484

LOTS [CURRENT] 1

LOTS [PROPOSED] 14

- ☒ **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]

☐ OWNER Rockwall 205 Investors, LLC

☐ APPLICANT The Dimension Group

CONTACT PERSON Justin Webb

CONTACT PERSON Keaton Mai

ADDRESS 1 Candlelite Trail

ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Heath, TX 75032

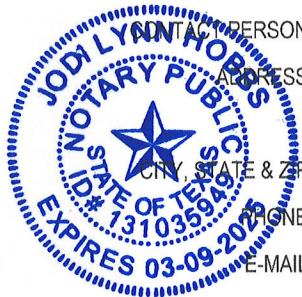
CITY, STATE & ZIP Dallas, TX 75238

PHONE 469-446-7734

PHONE 214-600-1152

E-MAIL justinw@alturahomes.com

E-MAIL kmai@dimensiongroup.com



NOTARY VERIFICATION [REQUIRED]

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

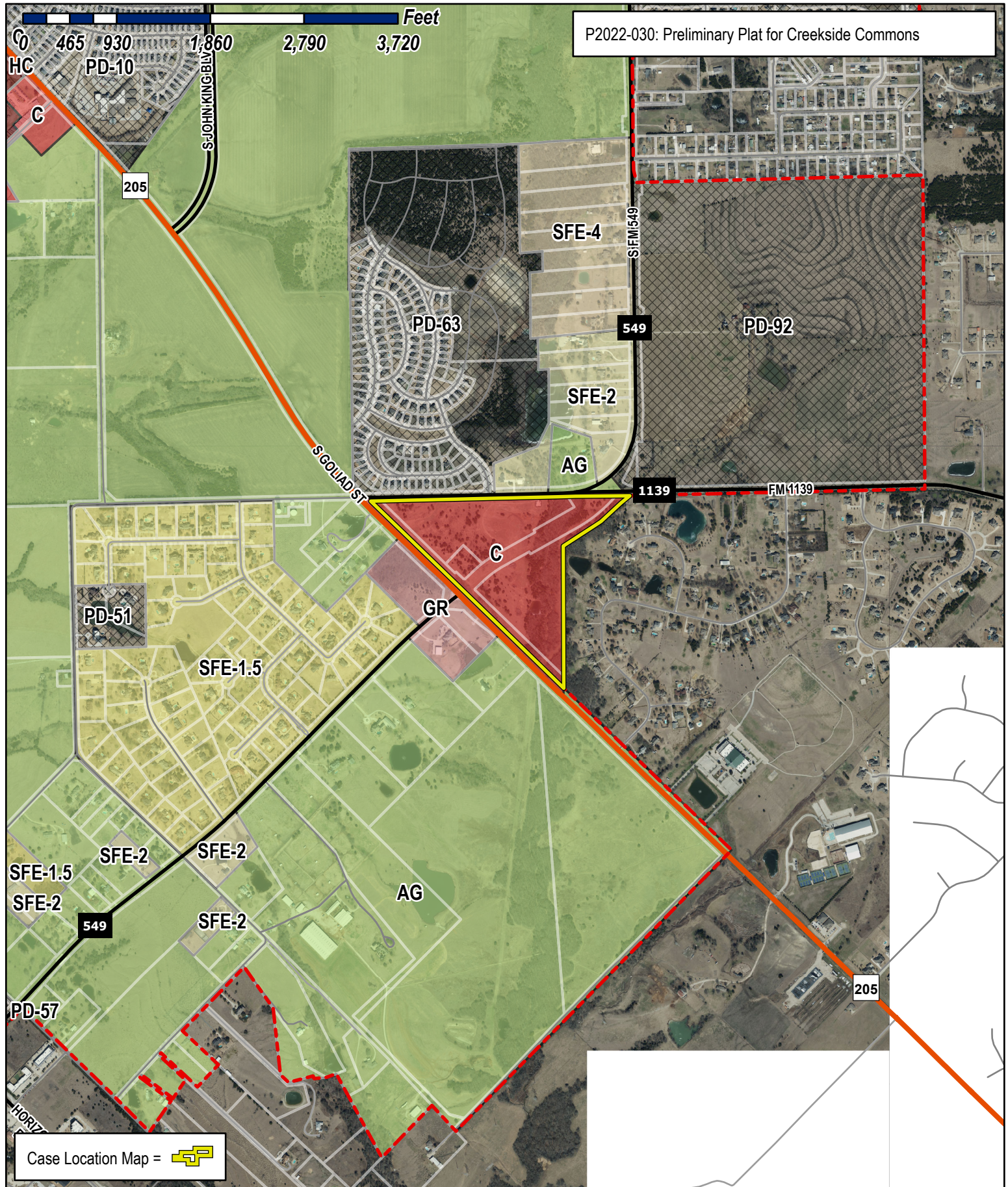
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 15.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 20 22 BY SIGNING THIS APPLICATION, 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 15 DAY OF June, 20 22

OWNER'S SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Case Location Map =

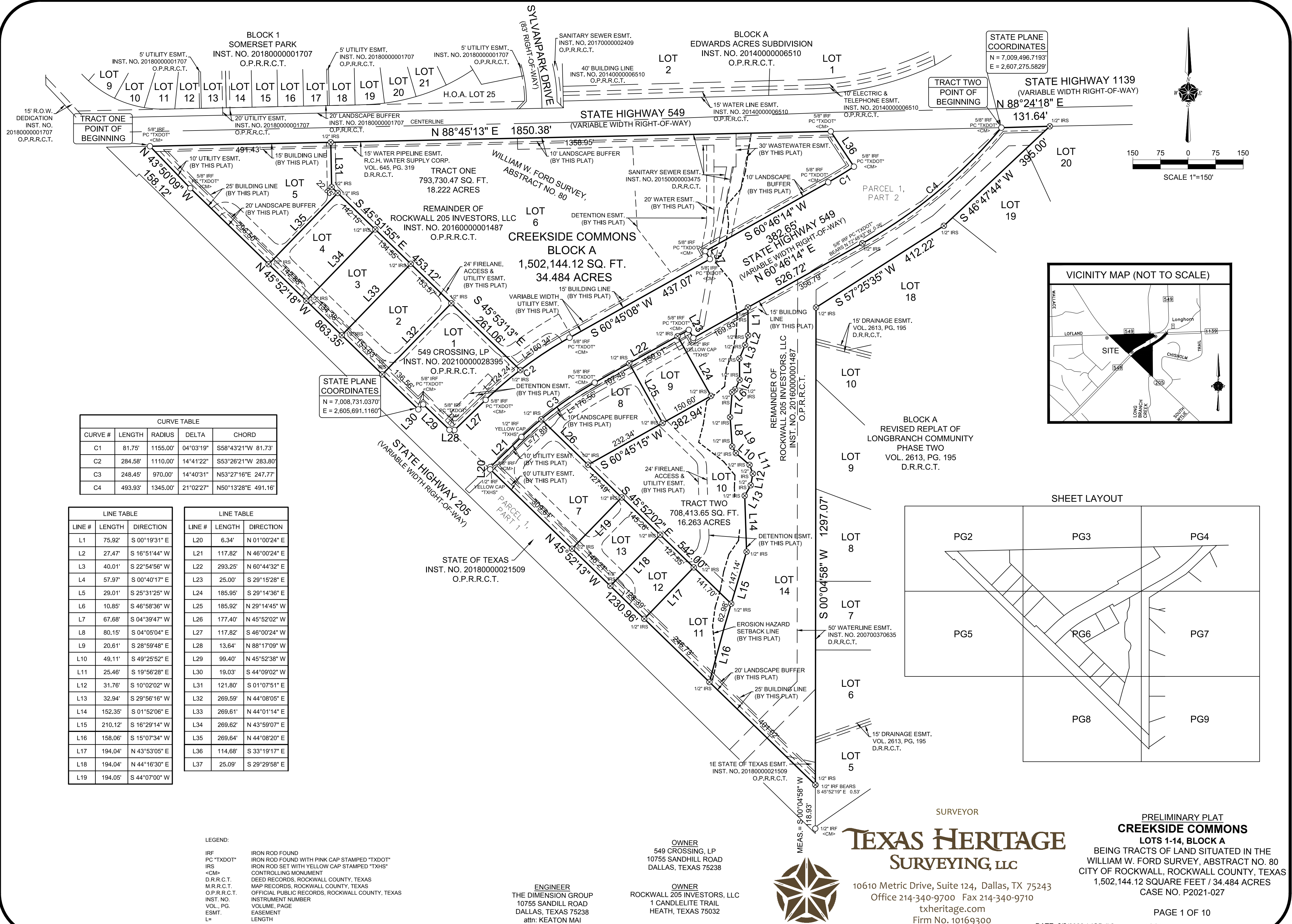


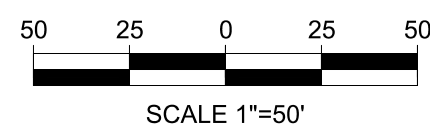
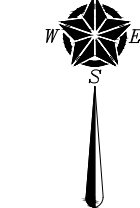
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

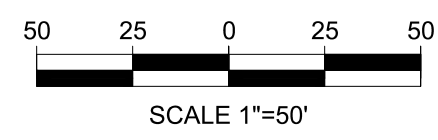






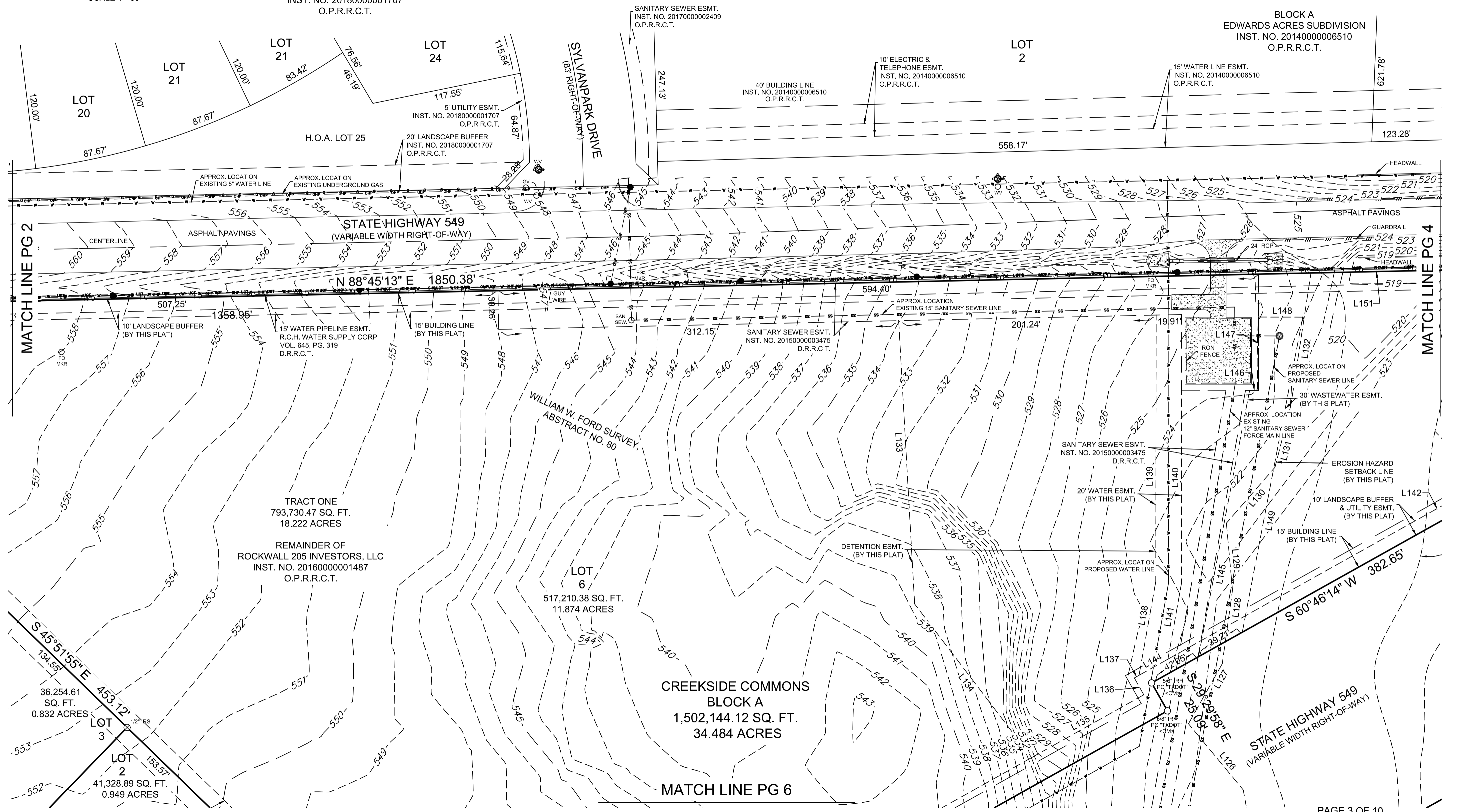
DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

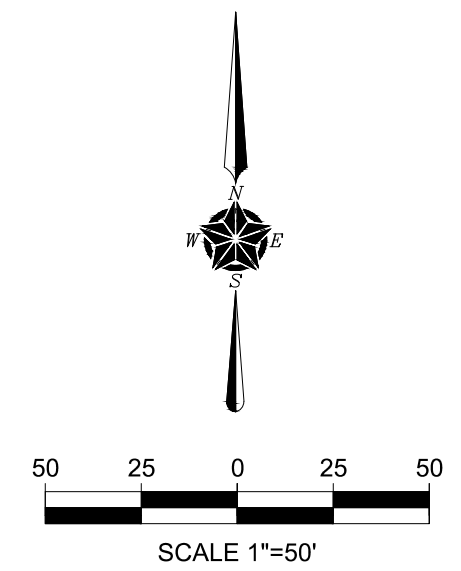
IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING NUMERON
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
GO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	GAS METER
	GUARD RAIL
///	OVERHEAD POWER LINE
OHF	UNDERGROUND TELEPHONE LINE
UGT	
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
	CONCRETE PAVING



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.





BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT
1

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°24'18" E 131.64'

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
11.874 ACRES

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

L=81.75' R=1155.00'
Δ=4°03'19" W 81.73'
CH=S58°43'21" W 382.65'

PARCEL 1,
PART 2

CH=N50°13'28" E 491.16'
Δ=2°10'27" W 493.93'
L=1345.00'

LOT
14

326,865.77 SQ. FT.
7.504 ACRES

LOT
19

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT"
BEARS N 72°48'43" W 0.26'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

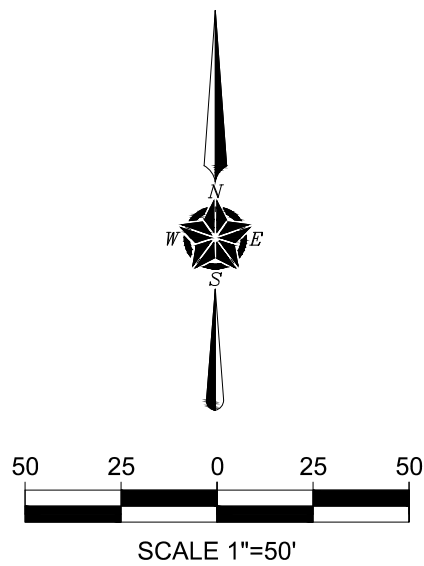
N 60°46'14" E 526.72'
356.79'

15' BUILDING LINE
(BY THIS PLAT)

S 57°25'35" W 412.22'

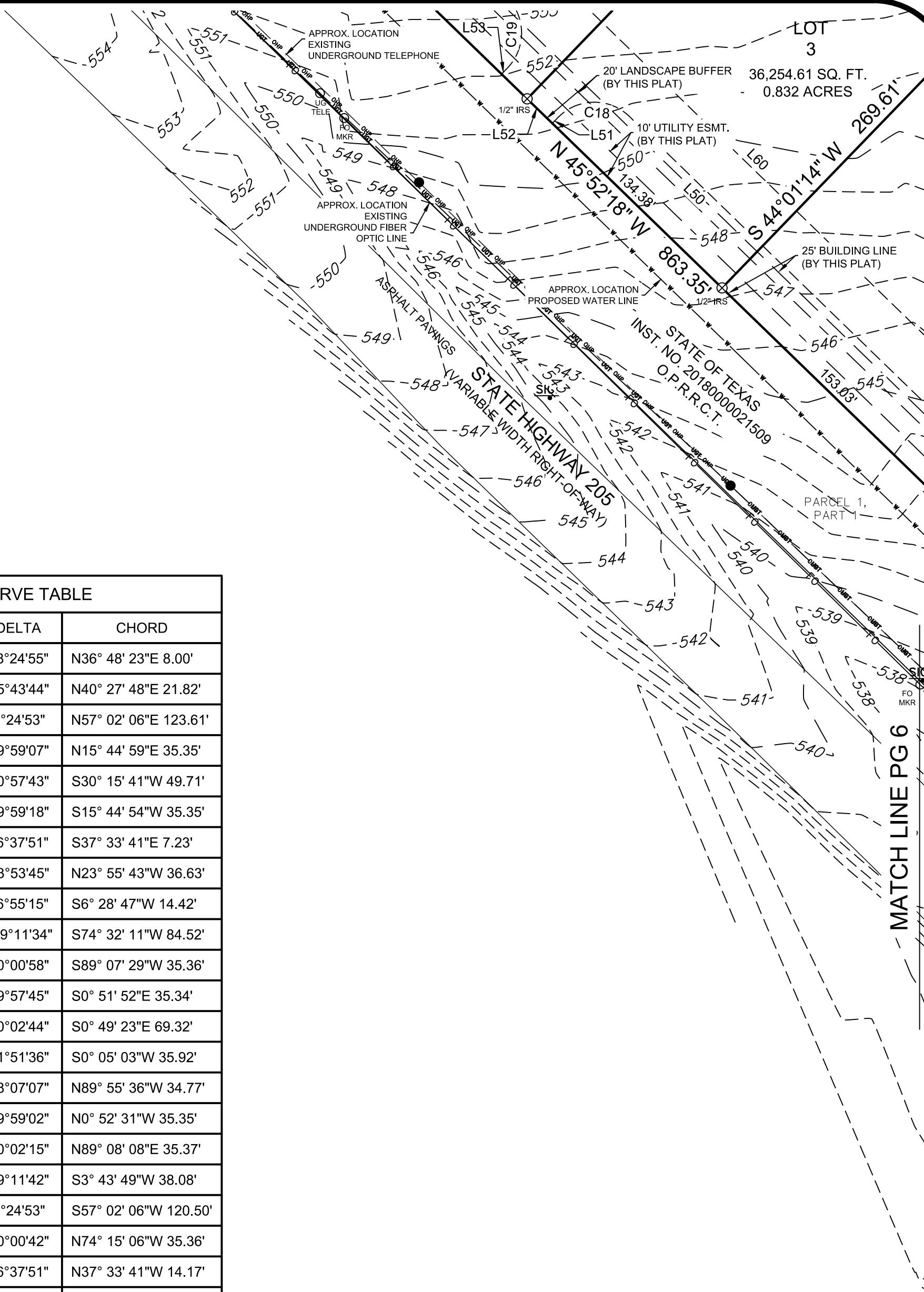
MATCH LINE PG 7

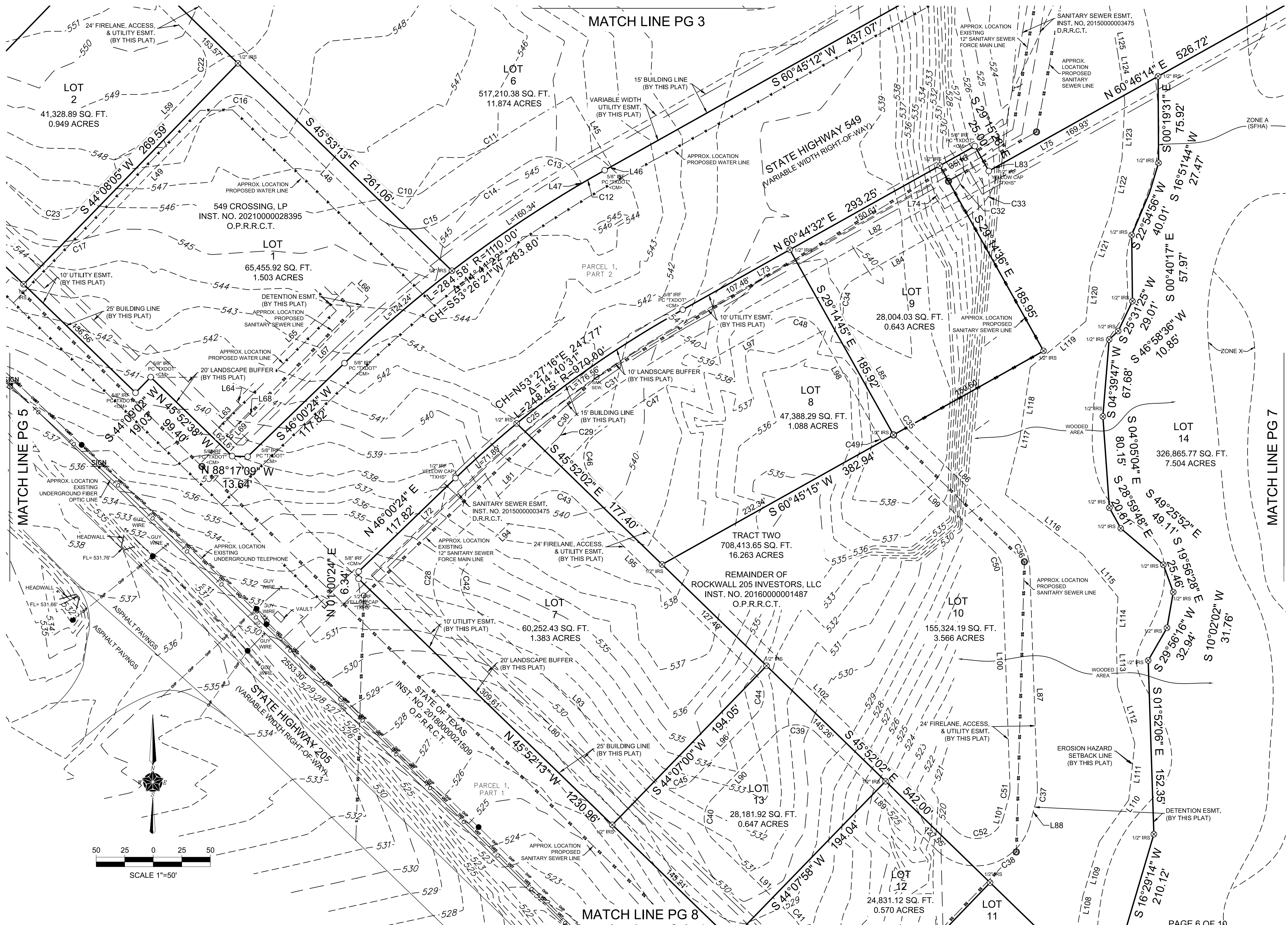
MATCH LINE PG 2



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	39.29'	25.00'	90°02'44"	N0° 49' 23"W 35.37'
C28	78.56'	49.00'	91°51'36"	N0° 05' 03"E 70.41'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C29	8.03'	25.00'	18°24'55"	N36° 48' 23"E 8.00'
C30	22.00'	49.00'	25°43'44"	N40° 27' 48"E 21.82'
C31	123.69'	955.83'	7°24'53"	N57° 02' 06"E 123.61'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	7.26'	25.00'	16°37'51"	S37° 33' 41"E 7.23'
C36	37.54'	49.00'	43°53'45"	N23° 55' 43"W 36.63'
C37	14.47'	49.00'	16°55'15"	S6° 28' 47"W 14.42'
C38	101.93'	49.00'	119°11'34"	S74° 32' 11"W 84.52'
C39	39.28'	25.00'	90°00'58"	S89° 07' 29"W 35.36'
C40	39.25'	25.00'	89°57'45"	S0° 51' 52"E 35.34'
C41	77.01'	49.00'	90°02'44"	S0° 49' 23"E 69.32'
C42	40.08'	25.00'	91°51'36"	S0° 05' 03"W 35.92'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	39.26'	25.00'	89°59'02"	N0° 52' 31"W 35.35'
C45	39.29'	25.00'	90°02'15"	N89° 08' 08"E 35.37'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	120.59'	931.83'	7°24'53"	S57° 02' 06"W 120.50'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	14.22'	49.00'	16°37'51"	N37° 33' 41"W 14.17'
C50	19.15'	25.00'	43°53'45"	N23° 55' 43"W 18.69'
C51	7.38'	25.00'	16°55'15"	N6° 28' 47"E 7.36'
C52	52.01'	25.00'	119°11'34"	N74° 32' 11"E 43.12'





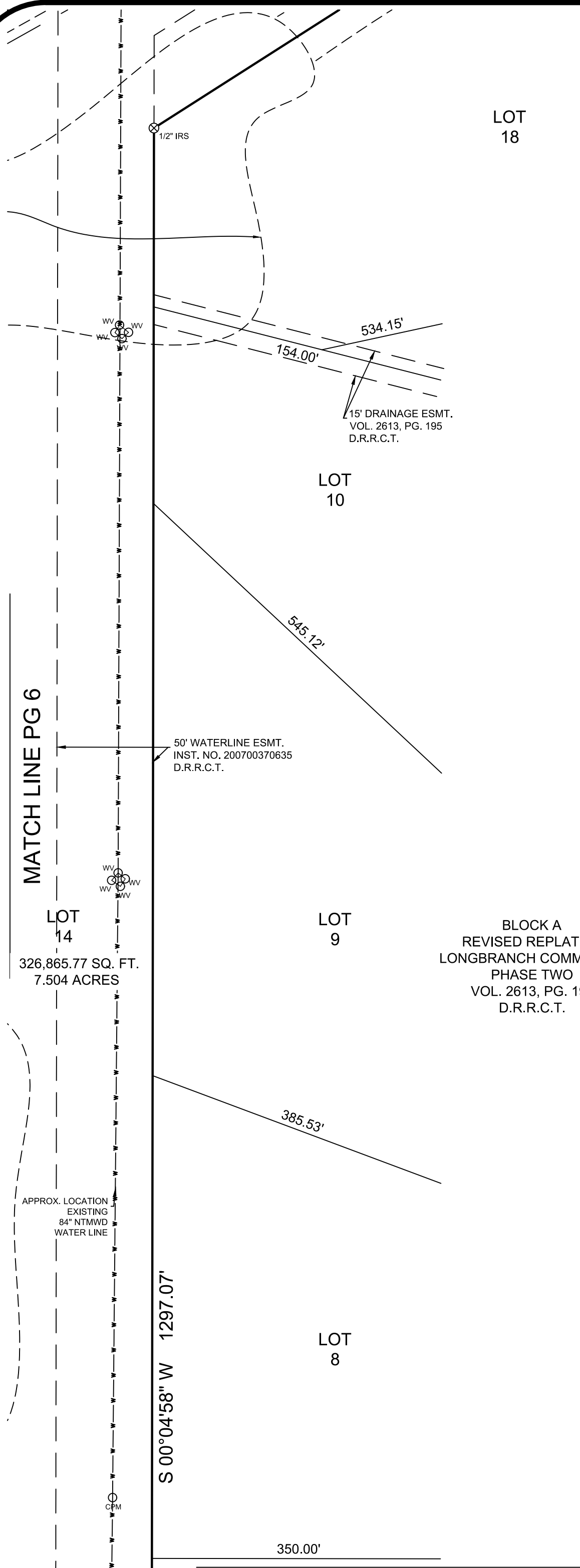
MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

MATCH LINE PG 4



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

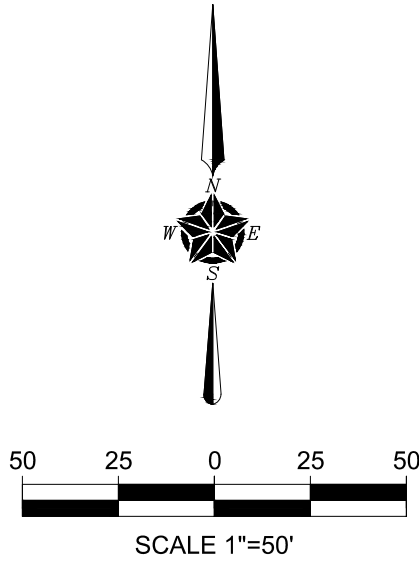
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	12.16'	N45°52'38"W
L62	10.00'	N45°52'38"W
L63	27.47'	N44°04'54"E
L64	5.00'	N45°48'01"W
L65	145.00'	N44°11'59"E
L66	20.00'	S45°48'01"E
L67	145.00'	S44°11'59"W
L68	5.00'	N45°48'01"W
L69	27.46'	S44°04'54"W
L70	13.91'	N0°04'58"E
L71	1215.44'	N45°52'13"W
L72	112.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	57.11'	N45°52'13"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	30.00'	N45°52'13"W
L79	3.20'	N44°11'59"E
L80	386.83'	N45°50'45"W
L81	130.24'	N46°00'51"E
L82	252.74'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	104.67'	S29°14'45"E
L86	129.03'	S45°52'36"E
L87	190.64'	S1°58'51"E
L88	19.10'	S14°56'24"W
L89	147.52'	N45°52'02"W
L90	79.77'	S44°07'00"W
L91	95.54'	S45°50'45"E
L92	3.17'	N44°11'59"E
L93	223.30'	S45°50'45"E
L94	79.70'	S46°00'51"W
L95	220.66'	N45°52'02"W
L96	79.75'	N44°07'00"E
L97	70.47'	S60°44'32"W

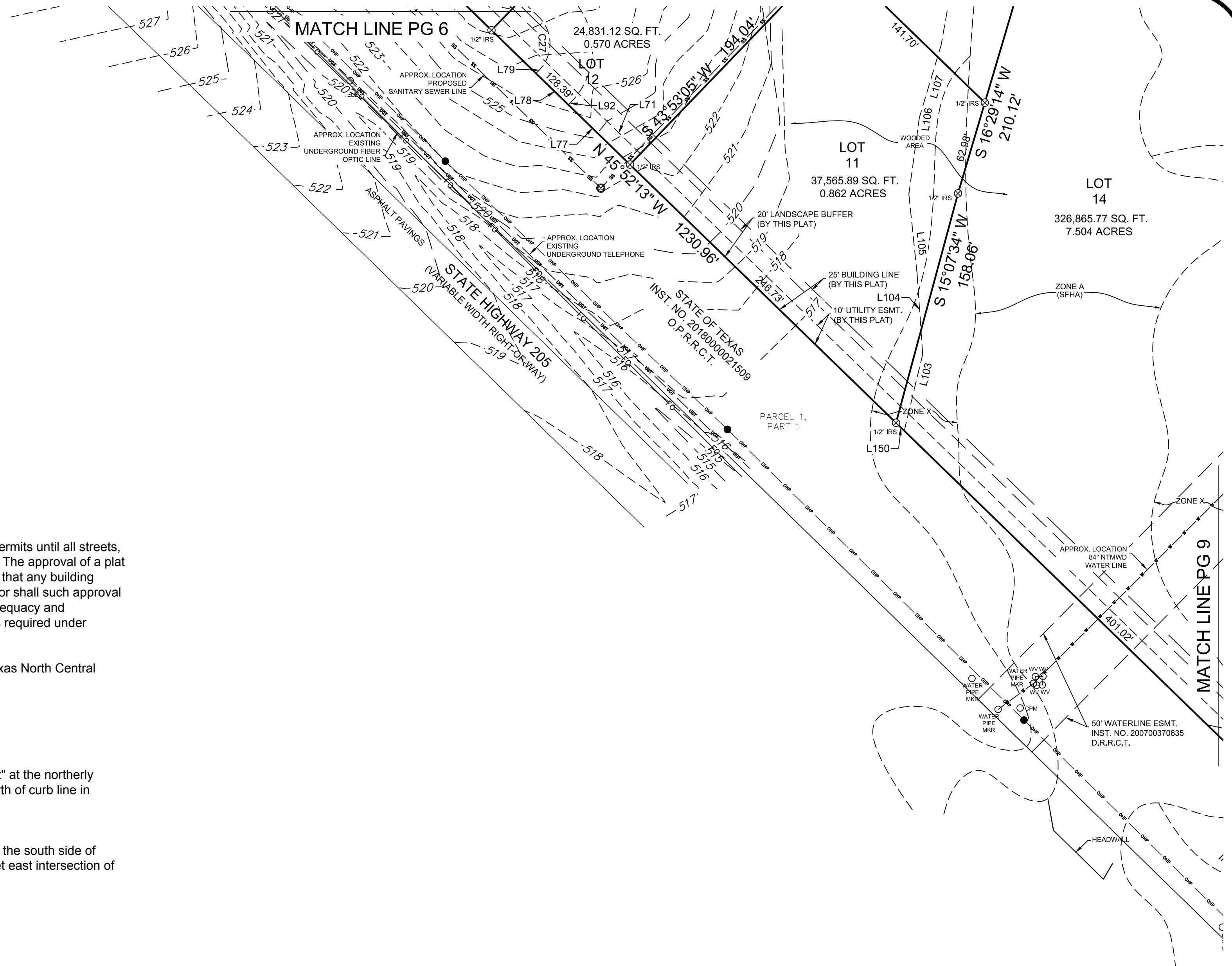
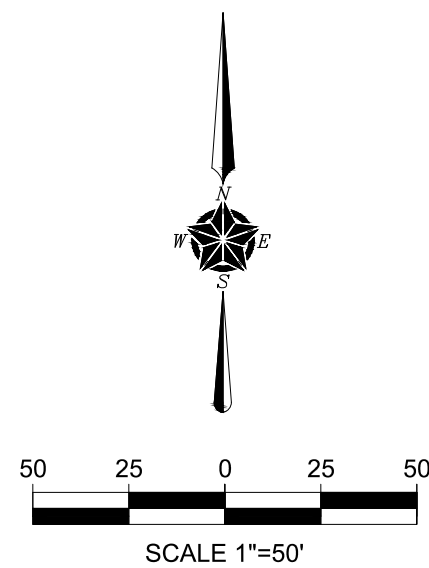
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	104.66'	N29°14'45"W
L99	129.03'	N45°52'36"W
L100	190.64'	N1°58'51"W
L101	19.10'	N14°56'24"E
L102	443.54'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	100.38'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E



MATCH LINE PG 9



GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

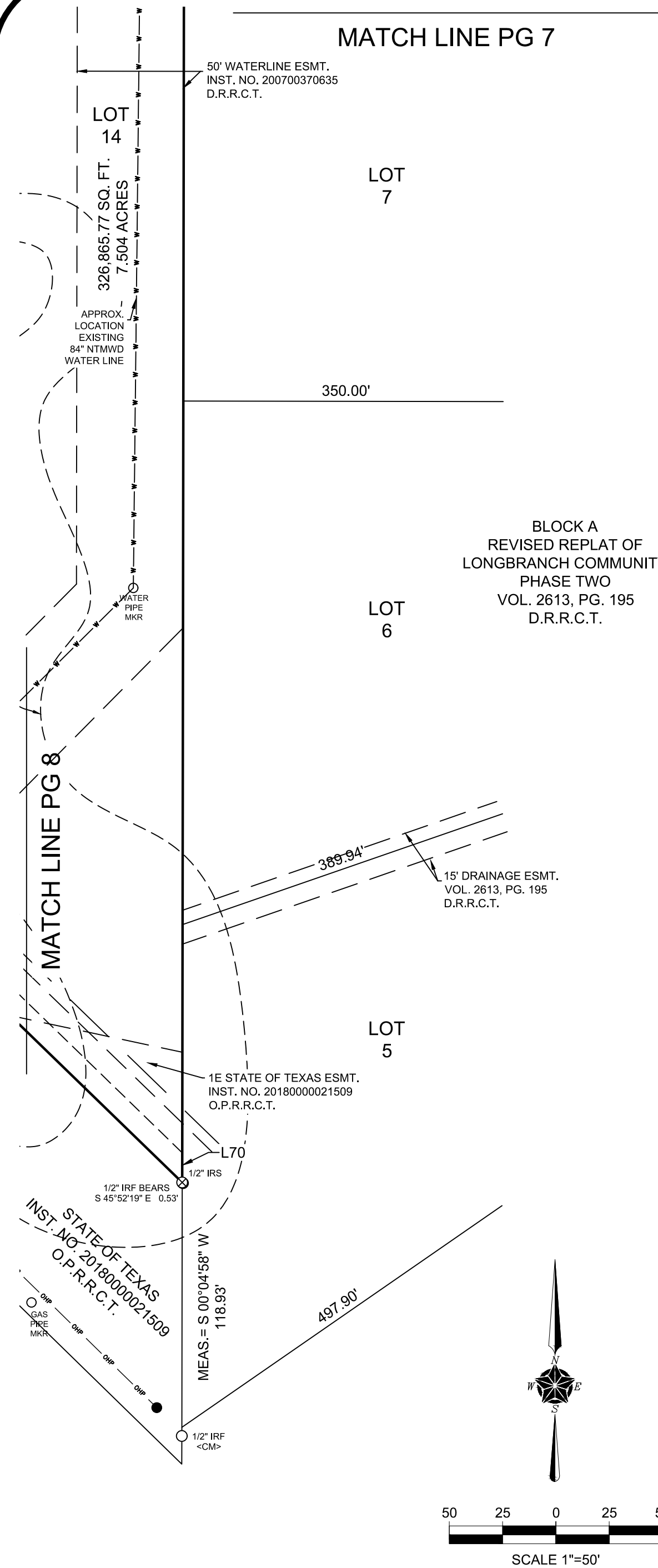
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive \pm 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet \pm 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a point for corner, said point being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a point for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a point for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 9 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/10/2022)

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2021-027

PAGE 10 OF 10

DATE: 6/9/2022 / JOB # 2002727-5 / SCALE= 1" = 50' / DRAWN: JACOB

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

Parcel Map Check Report

Client:

Tract One
Creskide Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line

Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve

Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line

Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line

Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line

Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line

Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line

Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line

Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creeside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193'

East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E

Length: 131.64'

North: 7,009,500.3835'

East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W

Length: 395.00'

North: 7,009,229.9644'

East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W

Length: 412.22'

North: 7,009,008.0315'

East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W

Length: 1,297.07'

North: 7,007,710.9615'

East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W

Length: 1,230.96'

North: 7,008,568.0637'

East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E

Length: 6.34'

North: 7,008,574.3989'

East: 2,605,886.5736'

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



July 13, 2022

TO: Keaton Mai
The Dimension Group
10755 Sandhill Road
Dallas, TX 75238

COPY: Justin Webb
Rockwall 205 Investors, LLC.
1 Candlelite Trail
Heath, TX 75032

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

SUBJECT: P2022-030; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition*

To Whom It May Concern:

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 July 5, 2022.

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat 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 June 28, 2022, the Planning and Zoning Commission approved a motion to approve the Preliminary Plat by a vote of 7-0.

City Council

On July 5, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 6-0, with Kevin Fowler absent.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 772-6438.

Sincerely,

Angelica Gamez
Planning Coordinator