



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **CHURCH**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **CORNERSTONE COMMUNITY CHURCH OF ROCKWALL**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Rance Rushing**

CONTACT PERSON **JARED EARNEY**

ADDRESS **1565 Airport Rd**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

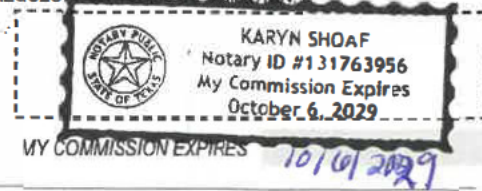
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 13 DAY OF February, 2026

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

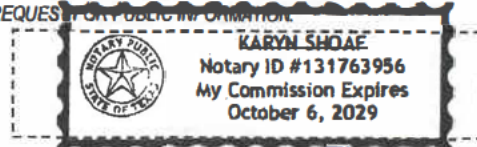
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 10/6/2026



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$7,000.00 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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

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

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **NA**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway  
Suite 400**

ADDRESS **801 CHERRY ST  
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[Redacted phone numbers]

[Redacted phone numbers]

E-MAIL

[Redacted email addresses]

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Funk [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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IE. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT 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 11 DAY OF February 2026

OWNER'S SIGNATURE

*Marshall Funk*  
*Deborah Stoyfeld*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**CERTIFICATION OF DEDICATION BY OWNER**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

**THENCE** South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

**THENCE** South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

**THENCE** South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

**THENCE** South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

**THENCE** North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

**THENCE** North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

**THENCE** North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

**THENCE** North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

**THENCE** North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

**THENCE** North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

**THENCE** North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

**THENCE** South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

**THENCE** North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

**THENCE** North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

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

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a 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 (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1.) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 2.) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3.) The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4.) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5.) The developer/property owner shall be responsible for the necessary facilities to provide drainage 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 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, or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) 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.

\_\_\_\_\_  
BYJ HOLDINGS, LLC REPRESENTATIVE      FUEL CITY ROCKWALL, LLC

**CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

**GENERAL NOTES**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.

IT SHALL BE THE POLICY OF THE CITY TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

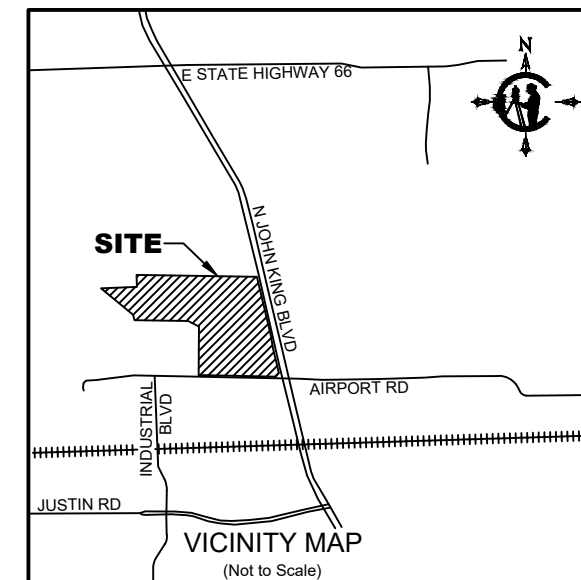
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

**APPROVED**

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL      PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY      CITY ENGINEER

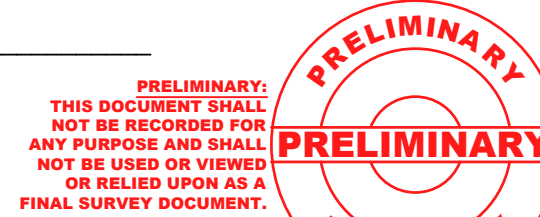


**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

\_\_\_\_\_  
ANTHONY RAY CROWLEY, R.P.L.S. 6484      DATE



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, 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.

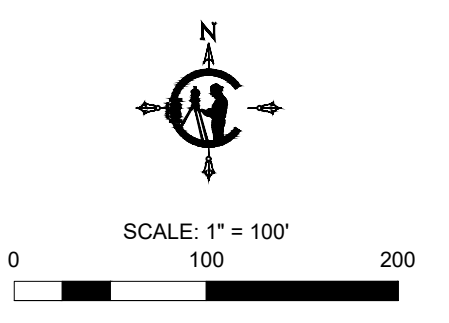
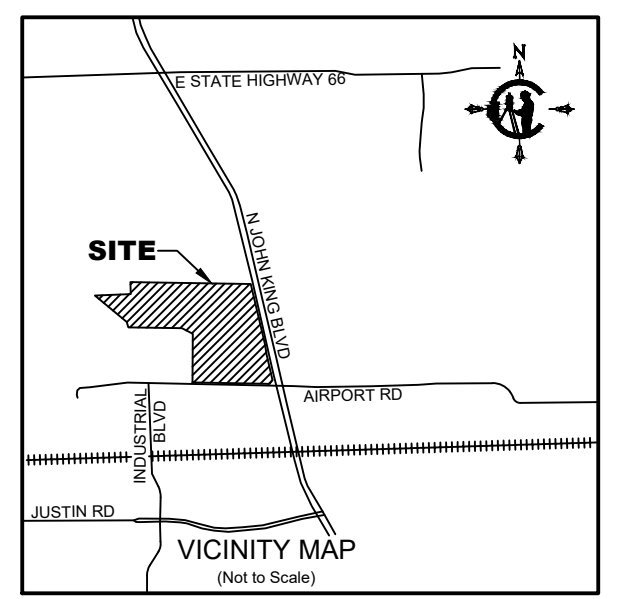
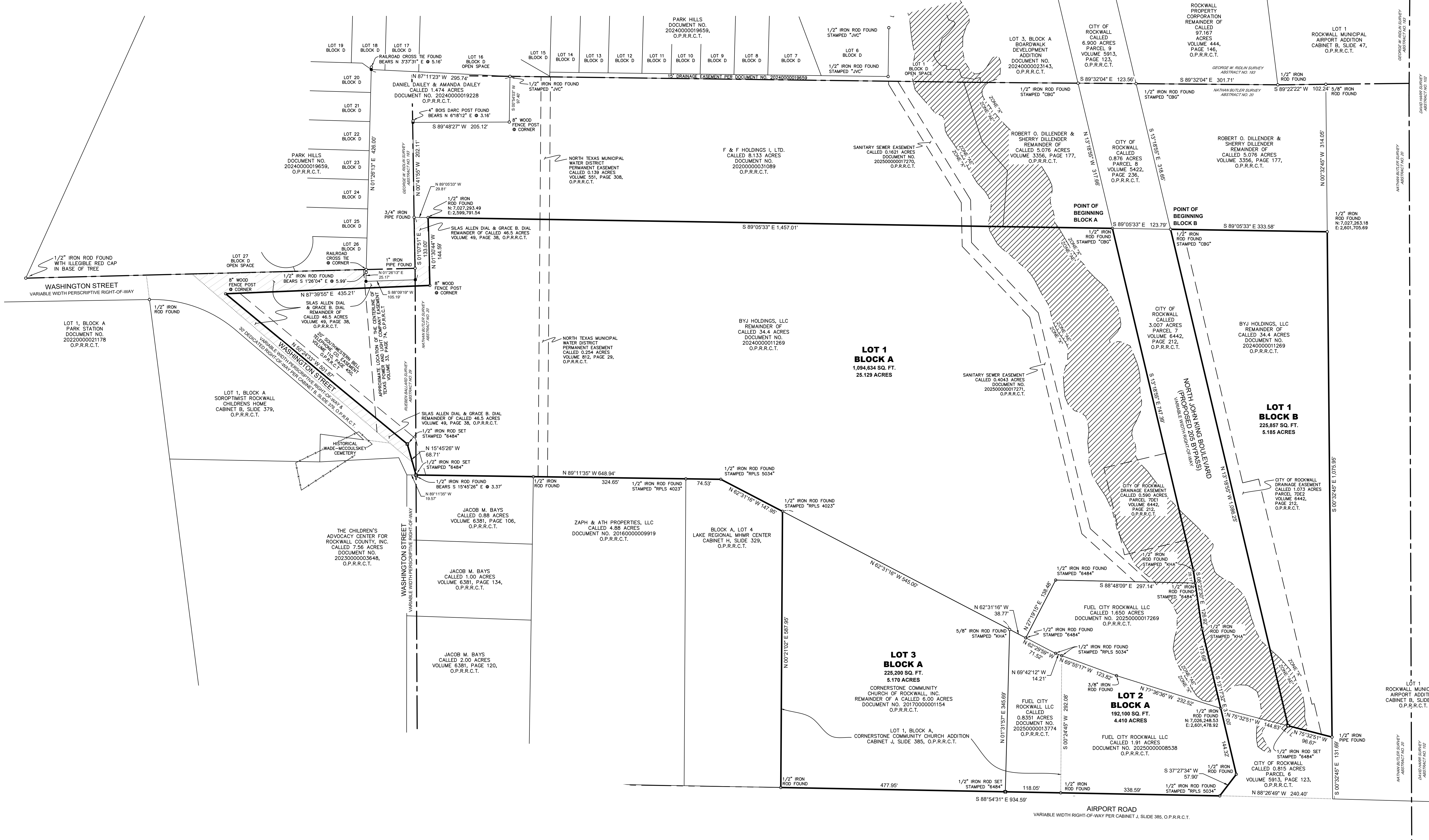
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, Denton County, Texas

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awj@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 fcl@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jackboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





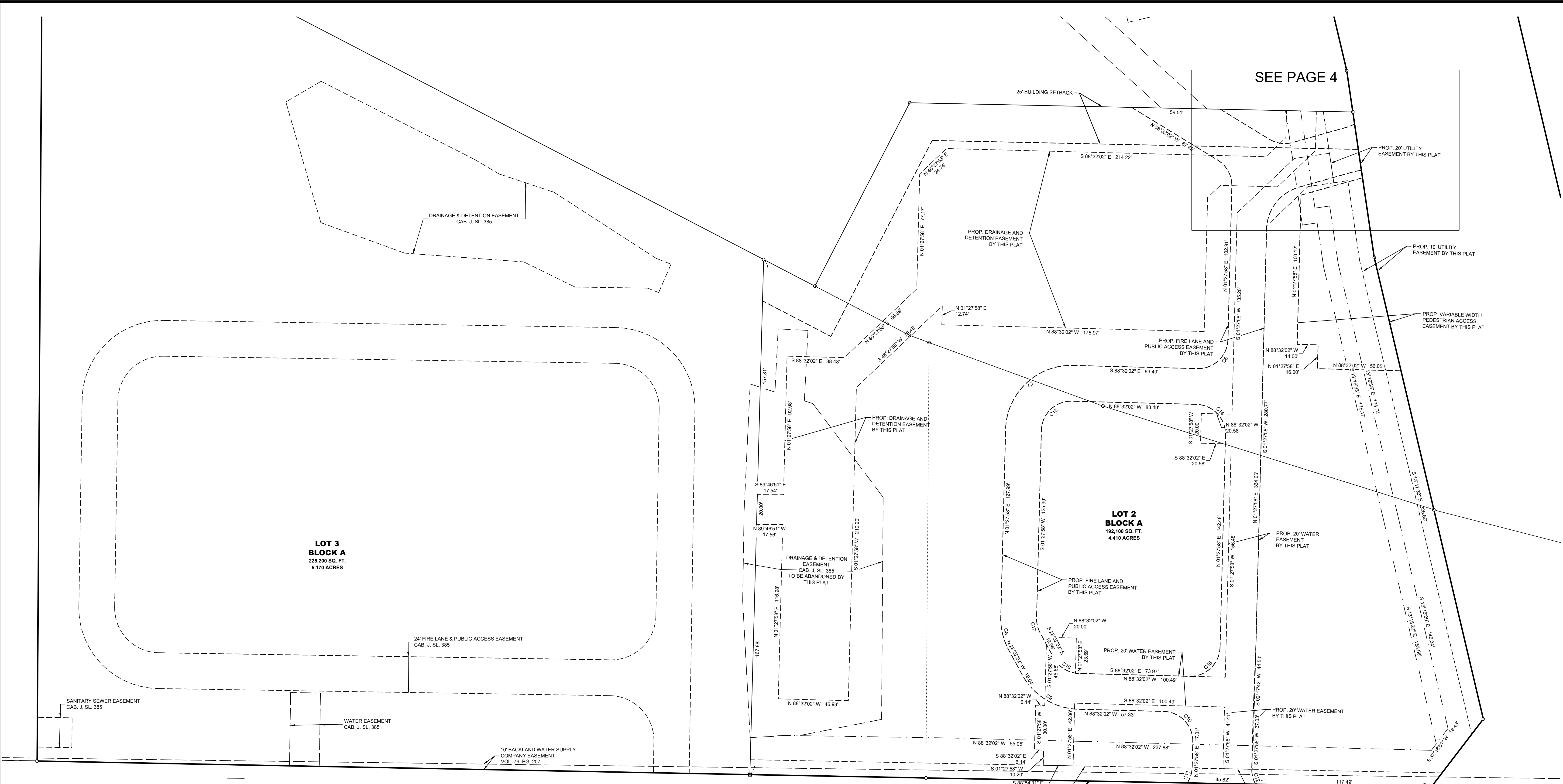
- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
  - CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - CIRS = CAPPED IRON REBAR SET (AS NOTED)
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - - - = EASEMENT LINE
  - - - - - = PROPERTY LINE
  - - - - - = FLOOD ZONE LINE
  - - - - - = FLOOD ZONE "M"

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

<p>Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 saw@byjholdings.com (214) 448-4632</p>	<p>Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 frockwall@fuelcity.com (469) 203-5159</p>	<p>Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2811</p>	<p><b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksonville, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com</p>
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CASE #



SEE PAGE 4

**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
<small>Owner:</small> BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aarc@bighilland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jbrkang@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD. ROCKWALL, TX 75087 rarcoc@cornerstonerockwall.com (972) 946-2911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	

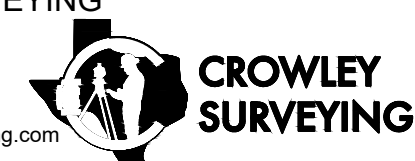


PROP. 20' UTILITY  
EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 8am@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarcia@cornerstonerockwall.com (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **CHURCH**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **CORNERSTONE COMMUNITY CHURCH OF ROCKWALL**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Rance Rushing**

CONTACT PERSON **JARED EARNEY**

ADDRESS **1565 Airport Rd**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

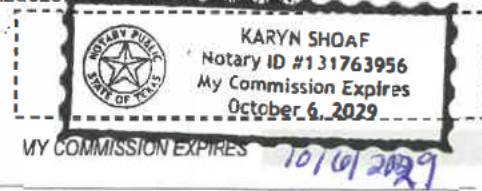
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 13 DAY OF February, 2026

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

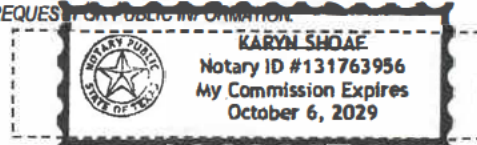
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 BY CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 10/6/2026



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$7,000.00 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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

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

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **NA**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway  
Suite 400**

ADDRESS **801 CHERRY ST  
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[REDACTED]

[REDACTED]

E-MAIL

[REDACTED]

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Funk [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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IE. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT 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 11 DAY OF February 2026

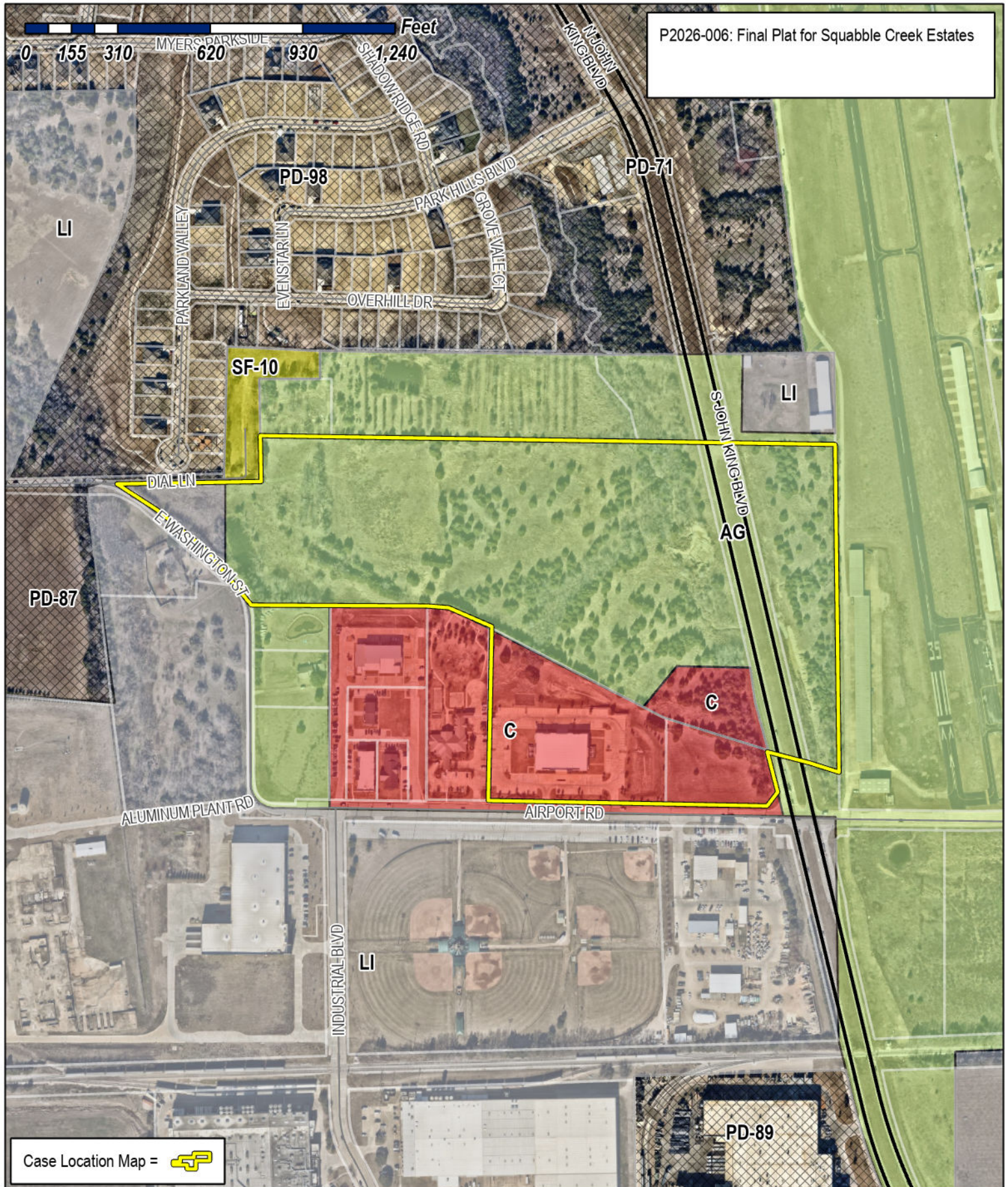
OWNER'S SIGNATURE

*Marshall Funk*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2026-006: Final Plat for Squabble Creek Estates



Case Location Map = 



# City of Rockwall

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

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



**CERTIFICATION OF DEDICATION BY OWNER**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

**THENCE** South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

**THENCE** South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

**THENCE** South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

**THENCE** South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

**THENCE** North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

**THENCE** North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

**THENCE** North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

**THENCE** North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

**THENCE** North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

**THENCE** North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

**THENCE** North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

**THENCE** South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

**THENCE** North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

**THENCE** North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

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

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a 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 (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1.) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 2.) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3.) The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4.) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5.) The developer/property owner shall be responsible for the necessary facilities to provide drainage 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 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, or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) 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.

\_\_\_\_\_  
BYJ HOLDINGS, LLC REPRESENTATIVE      FUEL CITY ROCKWALL, LLC

**CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

**GENERAL NOTES**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.

IT SHALL BE THE POLICY OF THE CITY TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. NO BASE FLOOD ELEVATIONS DETERMINED.

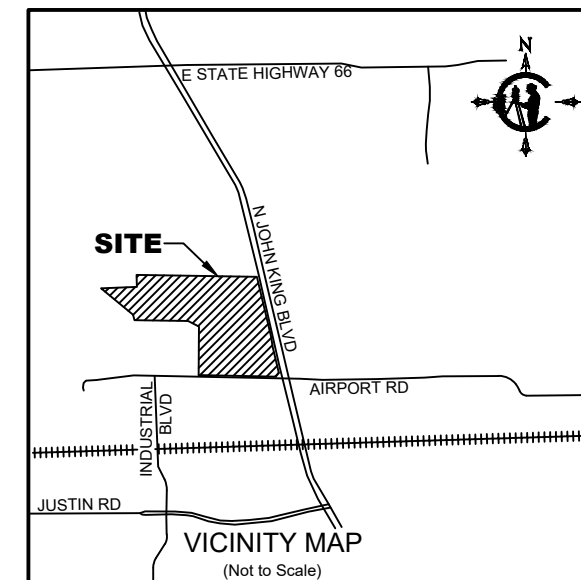
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

**APPROVED**

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL      PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY      CITY ENGINEER

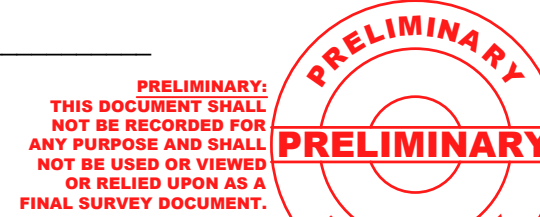


**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

\_\_\_\_\_  
ANTHONY RAY CROWLEY, R.P.L.S. 6484      DATE



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, 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.

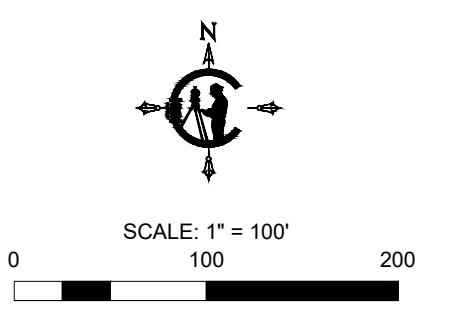
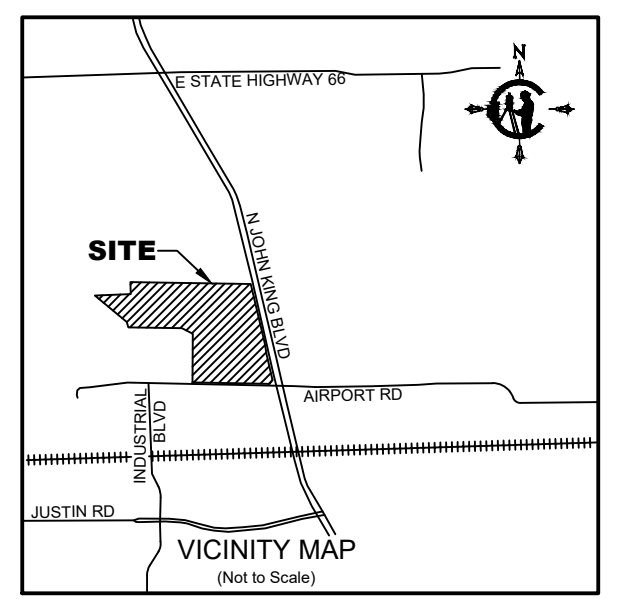
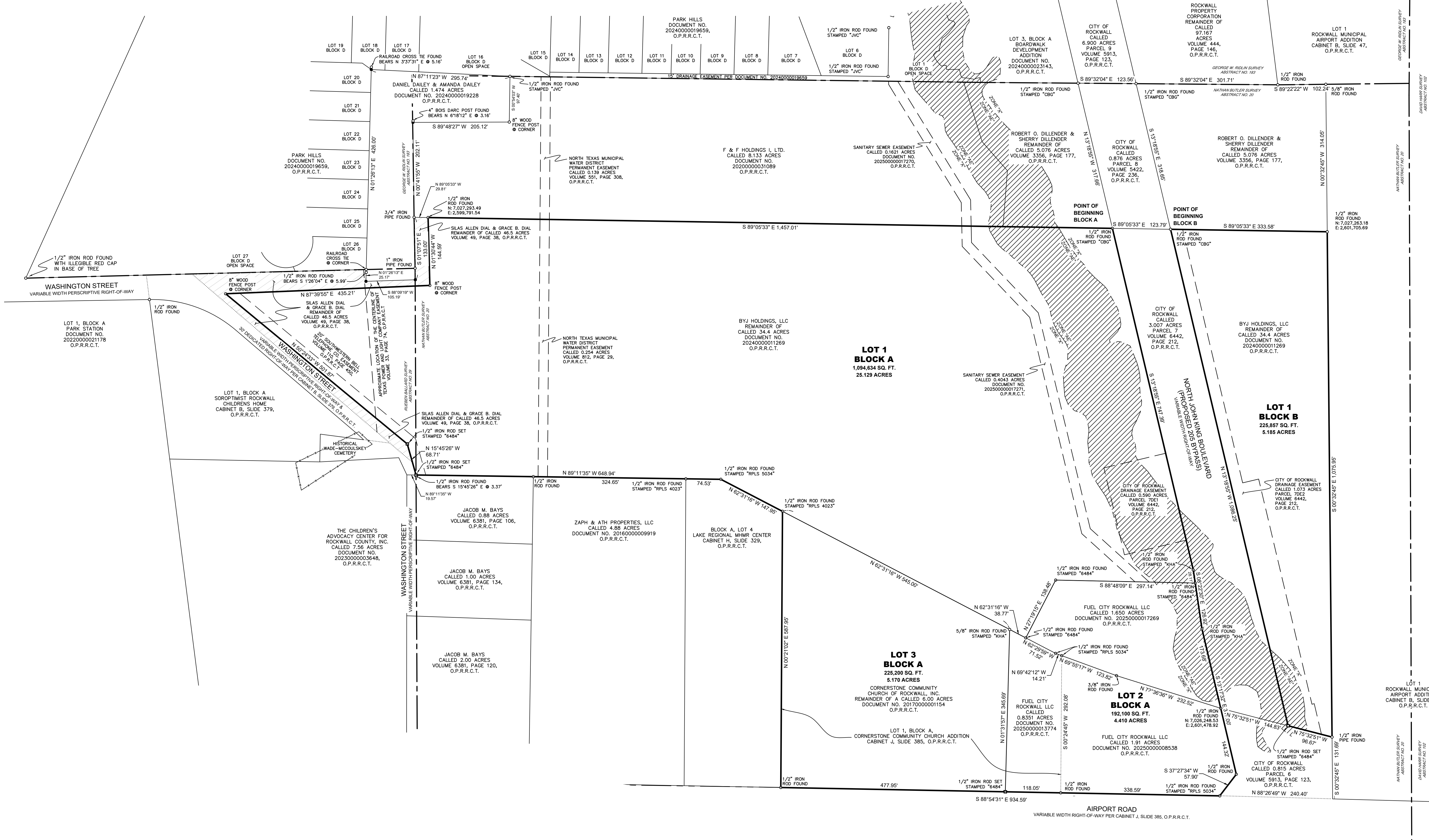
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, Denton County, Texas

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awj@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 fcl@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jackboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





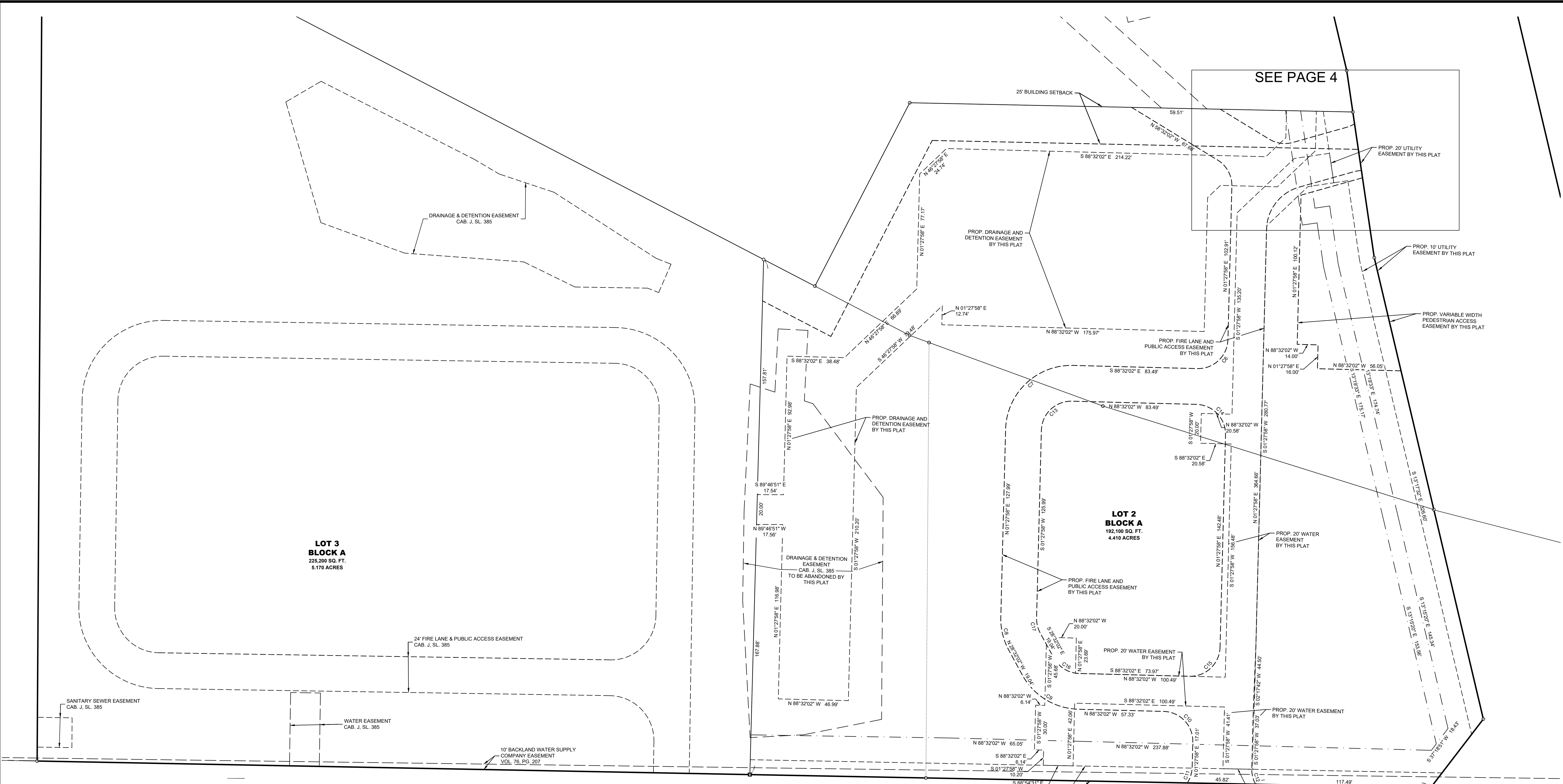
- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
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  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - - - = EASEMENT LINE
  - - - - - = PROPERTY LINE
  - - - - - = FLOOD ZONE LINE
  - - - - - = FLOOD ZONE "M"

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aaron@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 fclark@fuelcity.com (469) 203-5159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 ranc@cornerstonerockwall.com (972) 948-3911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
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CASE #



SEE PAGE 4

**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
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PROP. 20' UTILITY  
EASEMENT BY THIS PLAT

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<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 8am@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarcia@cornerstonerockwall.com (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** February 24, 2026

**APPLICANT:** Jared Earney; *Kimley-Horn*

**CASE NUMBER:** P2026-006; *Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*

---

### SUMMARY

Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 39.894-acre tract of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20*] for the purpose of adjusting lot lines and dedicating the easements required to develop a portion of the subject property [*i.e. Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*] with a *Retail Store with Gasoline Sales and Carwash* [*i.e. Fuel City*].
- Background. A portion of the subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09* [*Case No. A1971-001*]. The remainder of the subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [*Case No. A1986-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [*Case No. Z2012-007*] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On September 18, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-025*] to allow the construction of a *Church/House of Worship* on the subject property. On June 2, 2025, the City Council approved a zoning change [*Case No. Z2025-021*] from Agricultural (AG) District to Commercial (C) District for an additional portion of the subject property. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-021*] to allow the construction of a *Retail Store with Gasoline Sales and a Carwash* [*i.e. Fuel City*].
- Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lots 1-3, Block A and Lot 1, Block B, *Squabble Creek Estates Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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: 2/19/2026

PROJECT NUMBER: P2026-006  
PROJECT NAME: Final Plat for Lots 1-3, Block A, Squabble Creek Estates  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/19/2026	Needs Review

02/19/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2026-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please make Page 1 the last page of the plat.

M.5 Please correct the Title Block to the following:

Final Plat  
Lots 1-3, Block A; Lot 1, Block B,  
Squabble Creek Estates Addition  
Being  
4 Lots  
39.894-Acres or 1,737,782.64 SF  
Situated in the  
N. Butler Survey, Abstract No. 20  
R. Ballard Survey, Abstract No. 29  
City of Rockwall, Rockwall County, Texas

M.6 Please remove the building setbacks from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please use a ghosted line or a dashed line of a different weight to indicate old lot lines. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the required Right-of-Way (ROW) for E. Washington Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate the 100-year and 50-year floodplain and floodway boundaries. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 The legal description for Block B is incomplete in the Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 The surveyor does not need a notary as the seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.13 A full CO shall not be issued until the final plat has been filed with Rockwall County.

I.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: February 24, 2026

City Council Meeting: March 2, 2026

I.15 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. Need remainder of ROW for Washington to equal 65' ROW.

2. Label width of all easements.

3. Label 100yr floodplain and call out source of floodplain information. Show cross-sections every 300'.

4. Need bearings and distances for the property lines that are being abandoned. Needs to be "dotted" line type for "old" property line.

5. Ensure at least 2 points on the plat have nothing and easting information listed.

6. Include bearings and distances on all property boundaries within plat.

7. Water and Sanitary Sewer

8. List 100yr WSEL of UG system.

9. Add widths to all easements (24')

10. Need bearings and distances for the property lines that are being abandoned. Needs to be "dotted" line type for "old" property line

11. Is this building setback? label.

12. Label this 20' water easement by this plat.

13. Include labels on all of these lines as well.

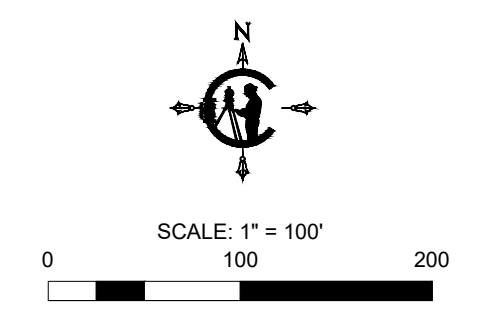
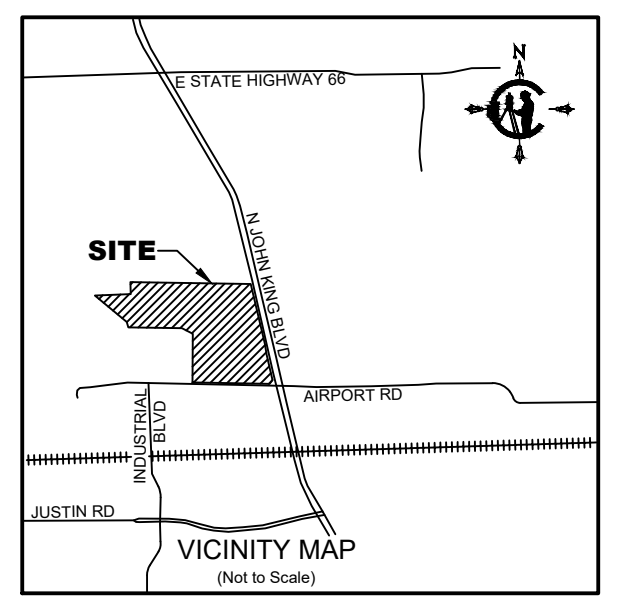
14. Water and Sanitary Sewer

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved

No Comments

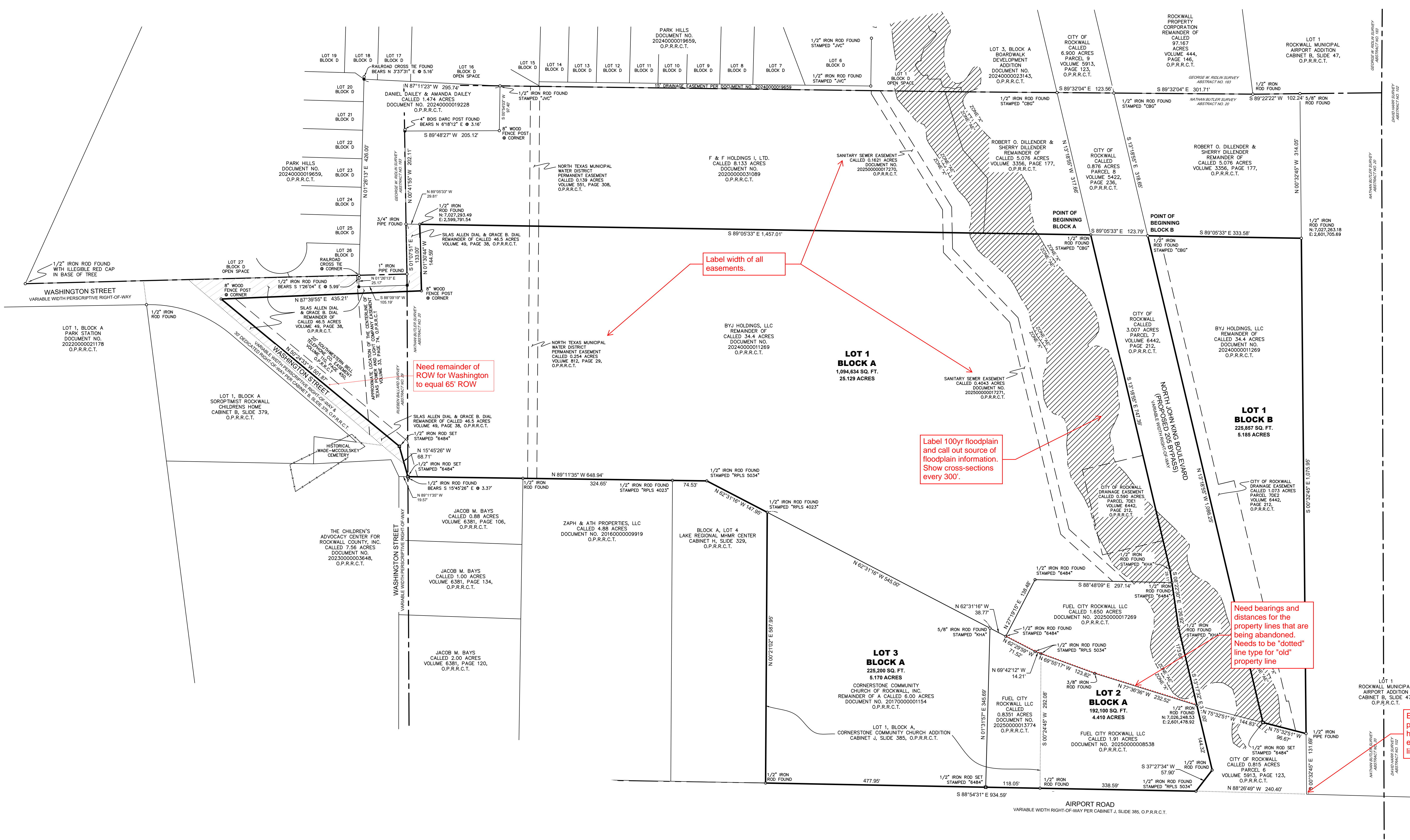
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
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PARKS	Travis Sales	02/17/2026	Approved
No Comments			



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CASE #

SEE PAGE 4

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Water and Sanitary Sewer

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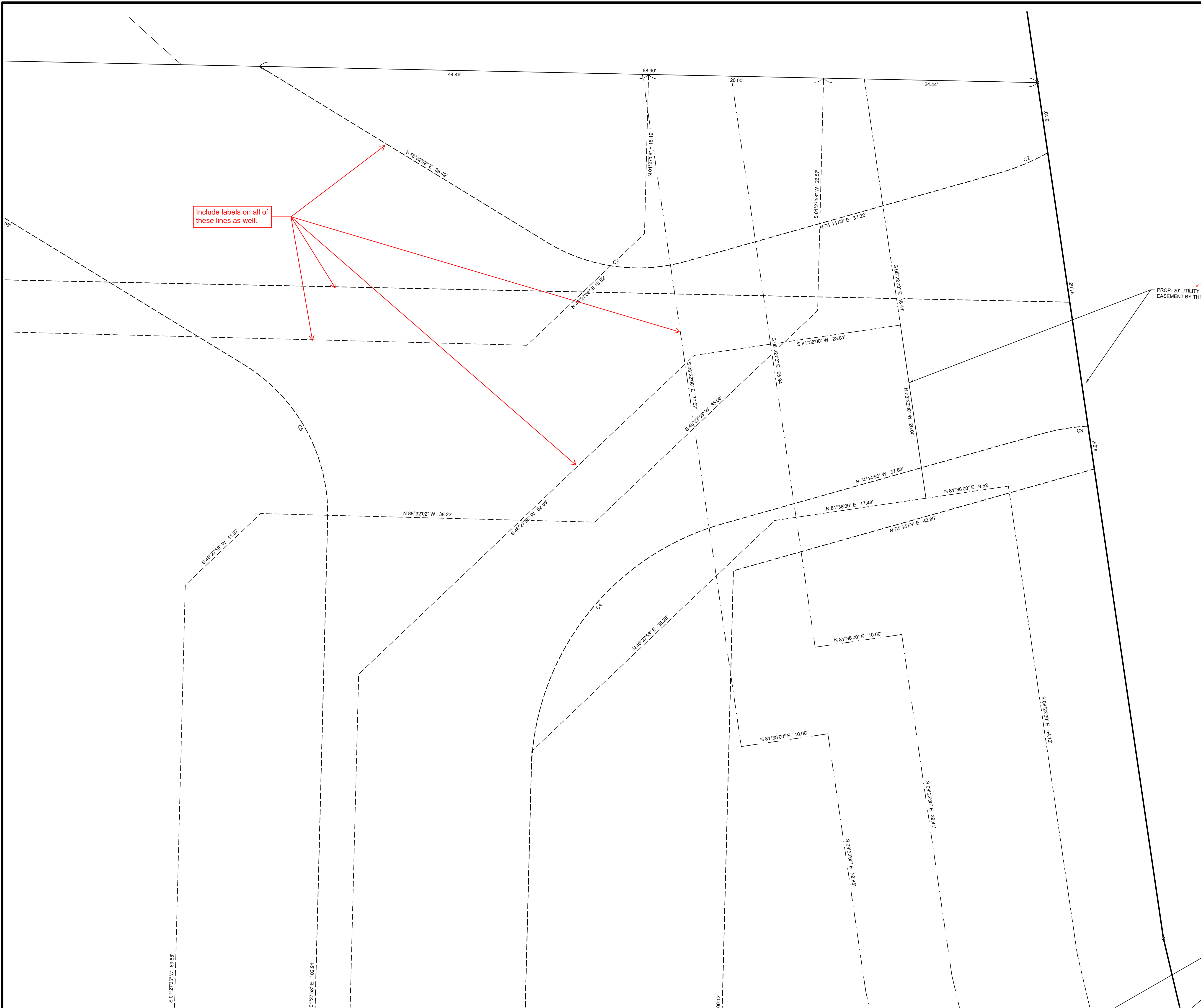
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C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S58°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1"=5' Sheet: 4 of 4

Owner:  
 BY4 HOLDINGS, LLC  
 100 NORTH CENTRAL EXPRESSWAY  
 SUITE 400  
 RICHARDSON, TX 75080  
 baird@by4holdings.com  
 (214) 448-4632

Owner:  
 FUEL CITY ROCKWALL, LLC  
 81 S. RIVERFRONT BLVD. DALLAS, TX 75207  
 jfickling@fuelcity.com  
 (469) 203-3159

Owner:  
 CORNERSTONE COMMUNITY CHURCH OF  
 ROCKWALL, INC.  
 1505 AIRPORT RD  
 ROCKWALL, TX 75087  
 rance@cornerstonerockwall.com  
 (972) 948-2811

**CROWLEY SURVEYING**  
 FRN:10046500  
 117 West Archer Street  
 Jacksboro, TX 75459  
 (469) 850-CPLS(2757)  
 acrowley@crowleysurveying.com





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **CHURCH**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **CORNERSTONE COMMUNITY CHURCH OF ROCKWALL**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Rance Rushing**

CONTACT PERSON **JARED EARNEY**

ADDRESS **1565 Airport Rd**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

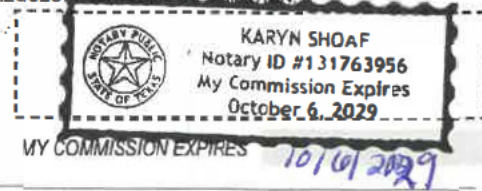
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 13 DAY OF February, 2026

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

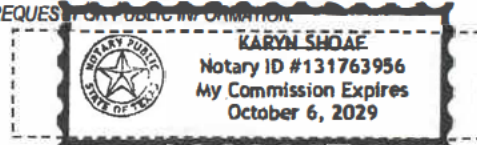
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 10/6/2026



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$7,000.00 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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

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

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **NA**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway  
Suite 400**

ADDRESS **801 CHERRY ST  
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[REDACTED]

[REDACTED]

E-MAIL

[REDACTED]

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Funk [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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IE. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT 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 11 DAY OF February 2026

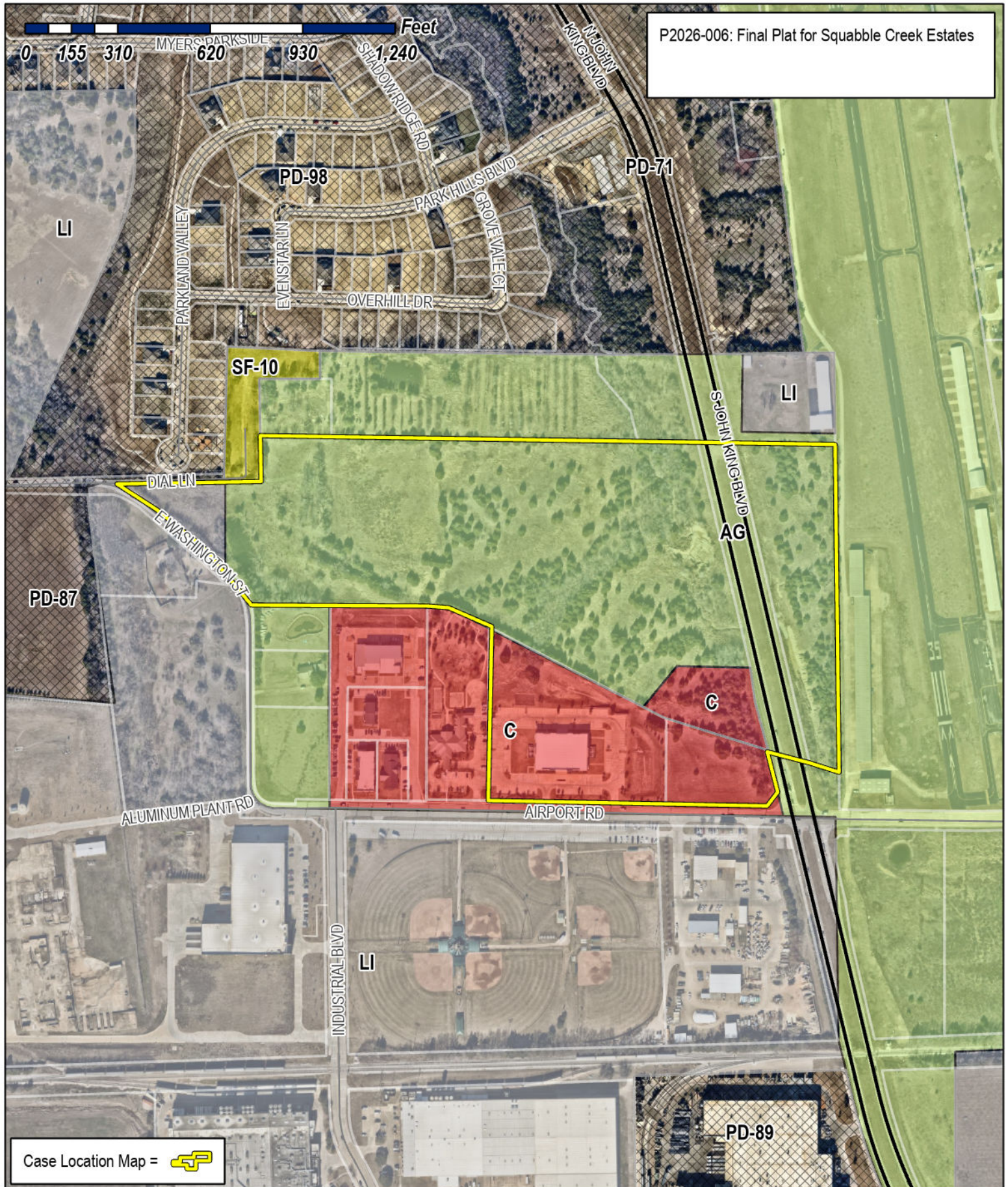
OWNER'S SIGNATURE


*Marshall Funk*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2026-006: Final Plat for Squabble Creek Estates



Case Location Map = 



# City of Rockwall

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

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



**CERTIFICATION OF DEDICATION BY OWNER**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

**THENCE** South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

**THENCE** South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

**THENCE** South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

**THENCE** South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

**THENCE** North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

**THENCE** North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

**THENCE** North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

**THENCE** North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

**THENCE** North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

**THENCE** North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

**THENCE** North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

**THENCE** South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

**THENCE** North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

**THENCE** North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

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

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a 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 (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1.) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 2.) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3.) The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4.) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5.) The developer/property owner shall be responsible for the necessary facilities to provide drainage 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 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, or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) 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.

\_\_\_\_\_  
BYJ HOLDINGS, LLC REPRESENTATIVE      FUEL CITY ROCKWALL, LLC

\_\_\_\_\_  
CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

**GENERAL NOTES**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.

IT SHALL BE THE POLICY OF THE CITY TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

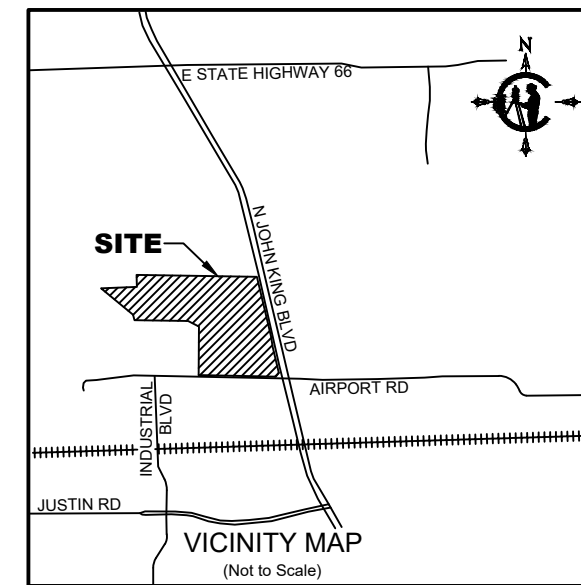
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

**APPROVED**

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL      PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY      CITY ENGINEER

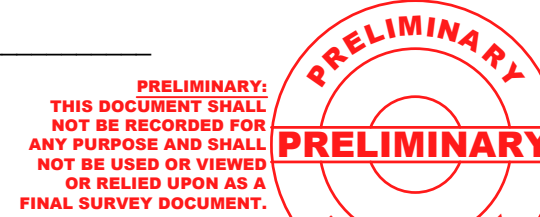


**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

\_\_\_\_\_  
ANTHONY RAY CROWLEY, R.P.L.S. 6484      DATE



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, 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.

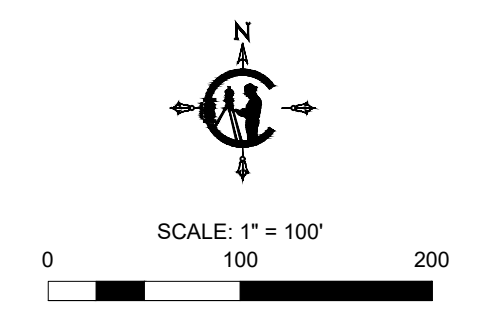
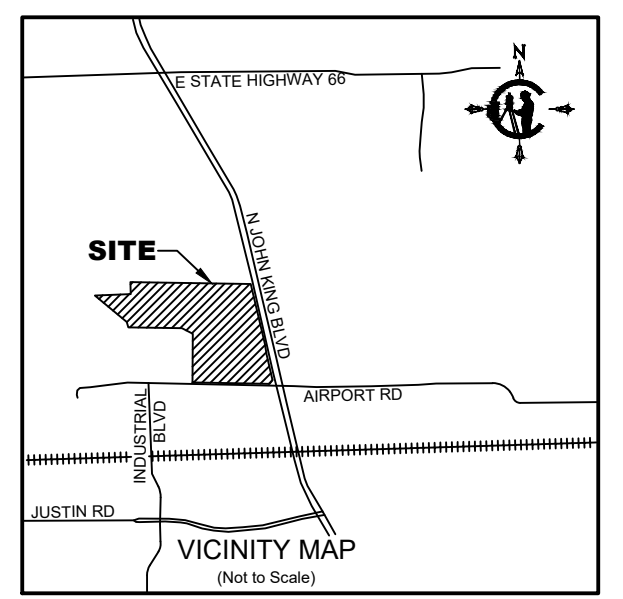
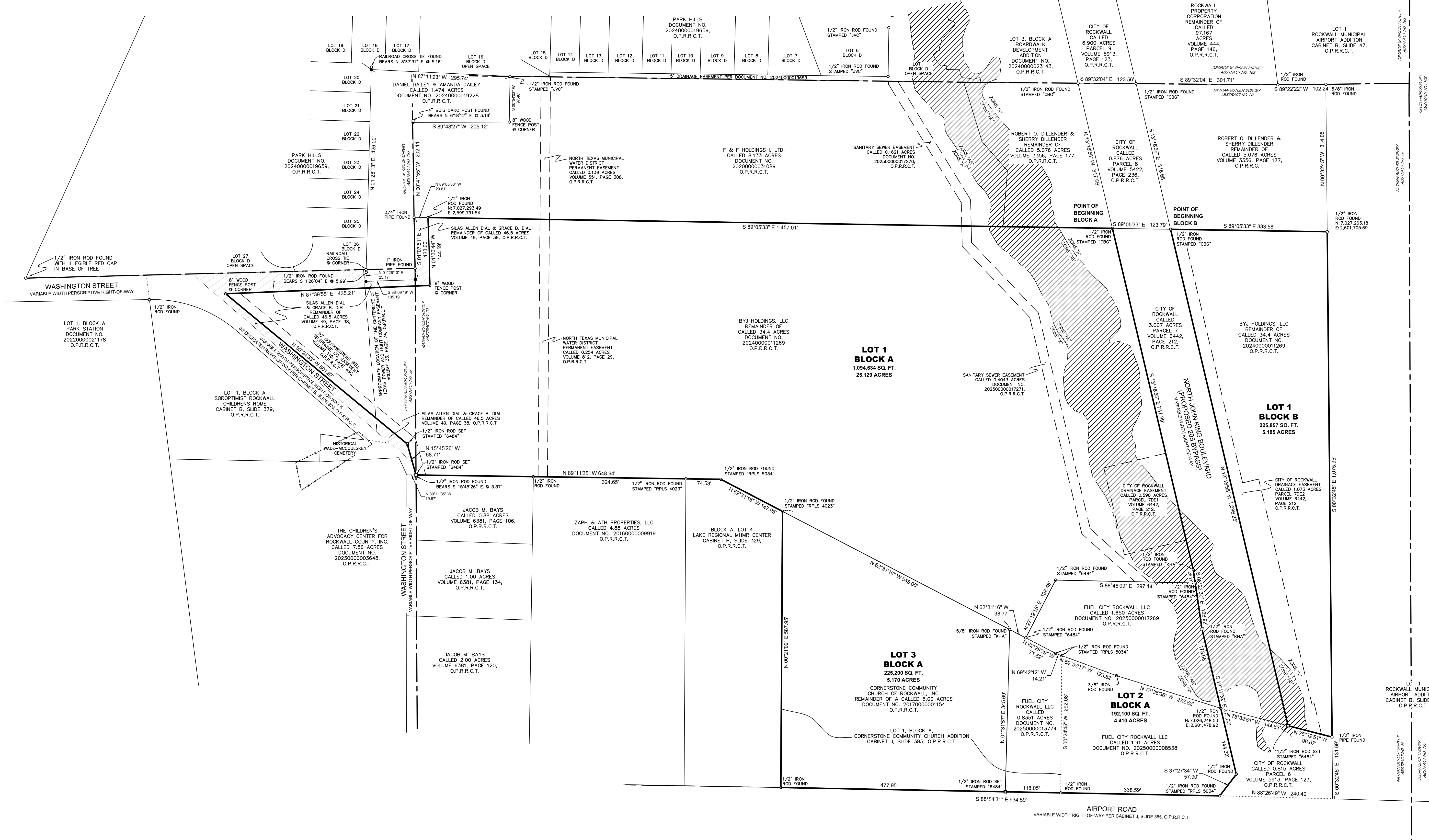
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, Denton County, Texas

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awj@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 fcl@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jackboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





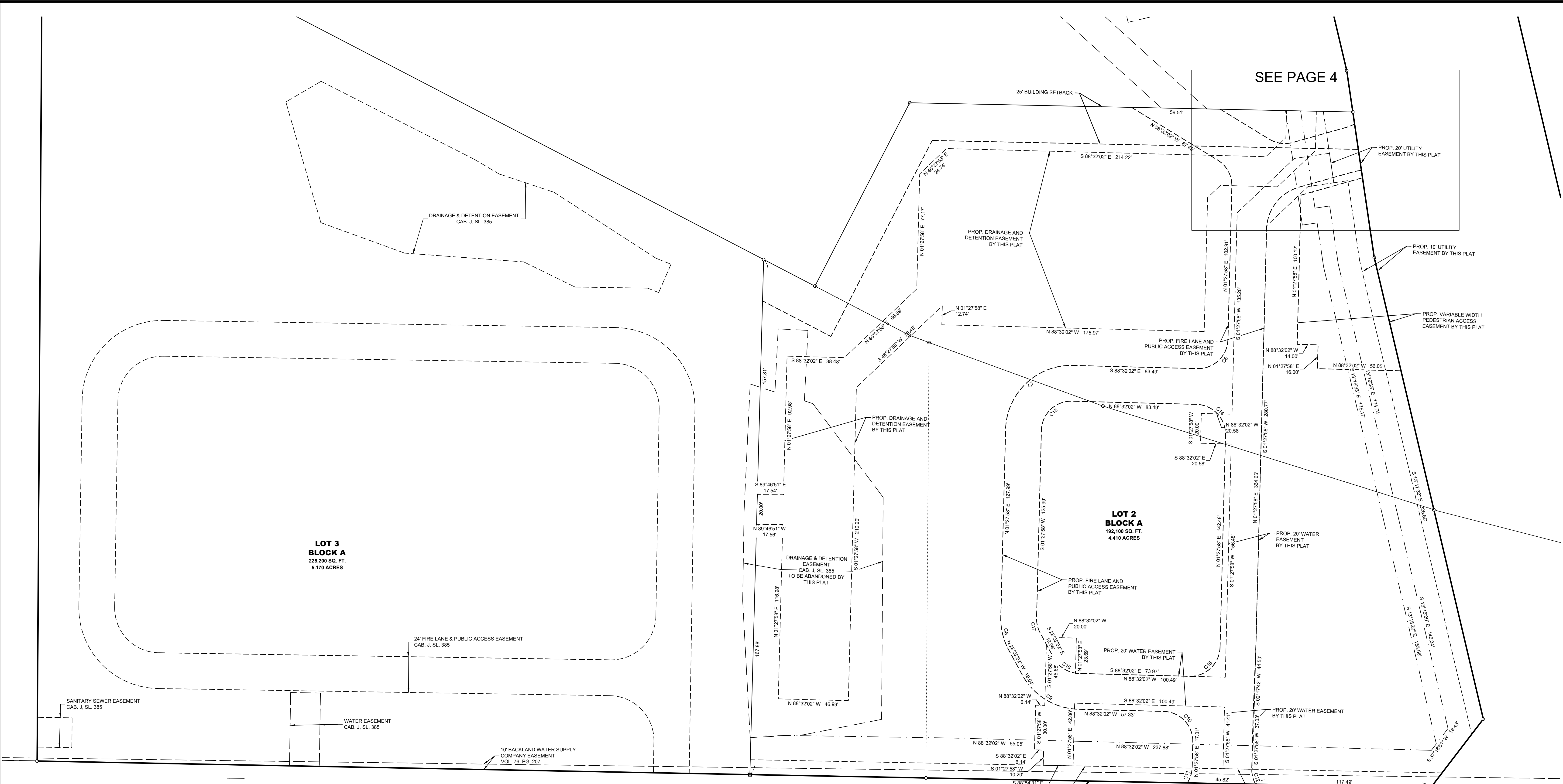
- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
  - CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - CIRS = CAPPED IRON REBAR SET (AS NOTED)
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - - - = EASEMENT LINE
  - = PROPERTY LINE
  - = FLOOD ZONE LINE
  - = FLOOD ZONE "M"

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aaron@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 fclrockwall@fuelcity.com (469) 203-5159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 ranc@cornerstonerockwall.com (972) 948-3911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com
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CASE #



SEE PAGE 4

**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
Owner: BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 bwh@byholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jbrkhang@fuelcity.com (469) 203-3159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD. ROCKWALL, TX 75087 rarcns@cornerstonerockwall.com (972) 946-2911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



PROP. 20' UTILITY  
EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
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**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> BY4 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 baird@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarcia@cornerstonerockwall.com (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





# 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

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**TO:** Mayor and City Council

**DATE:** March 2, 2026

**APPLICANT:** Jared Earney; *Kimley-Horn*

**CASE NUMBER:** P2026-006; *Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*

---

### SUMMARY

Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church or Rockwall and Joseph Bickham of Fuel City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land identified as Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 39.894-acre tract of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition and Tracts 3 & 4-06 of the N. Butler Survey, Abstract No. 20*] for the purpose of adjusting lot lines and dedicating the easements required to develop a portion of the subject property [*i.e. Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition*] with a *Retail Store with Gasoline Sales and Carwash* [*i.e. Fuel City*].
- Background. A portion of the subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09* [*Case No. A1971-001*]. The remainder of the subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [*Case No. A1986-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [*Case No. Z2012-007*] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On September 18, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-025*] to allow the construction of a *Church/House of Worship* on the subject property. On June 2, 2025, the City Council approved a zoning change [*Case No. Z2025-021*] from Agricultural (AG) District to Commercial (C) District for an additional portion of the subject property. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-021*] to allow the construction of a *Retail Store with Gasoline Sales and a Carwash* [*i.e. Fuel City*].
- Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the *Final Plat* for Lots 1-3, Block A and Lot 1, Block B, *Squabble Creek Estates Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final 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 February 24, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **CHURCH**

PROPOSED ZONING **N/A**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **CORNERSTONE COMMUNITY CHURCH OF ROCKWALL**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Rance Rushing**

CONTACT PERSON **JARED EARNEY**

ADDRESS **1565 Airport Rd**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

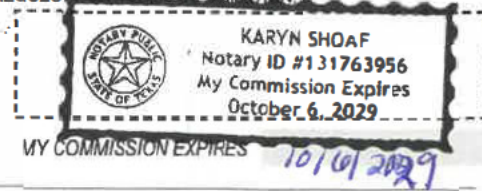
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rance Rushing [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 13 DAY OF February, 2026

OWNER'S SIGNATURE Rance Rushing

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NWC OF JOHN KING BLVD AND AIRPORT RD**

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

CURRENT ZONING **COMMERCIAL DISTRICT C**

CURRENT USE **N/A**

PROPOSED ZONING **N/A**

PROPOSED USE **GAS STATION / CAR WASH**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **FUEL CITY ROCKWALL, LLC.**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JOSEPH BICKHAM**

CONTACT PERSON **JARED EARNEY**

ADDRESS **801 S RIVERFRONT BLVD**

ADDRESS **801 CHERRY STREET**

**SUITE 1300**

CITY, STATE & ZIP **DALLAS, TX 75207**

CITY, STATE & ZIP **FORT WORTH, TX 76102**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

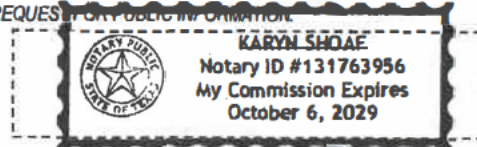
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,097.88 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. 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 BY CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 10/6/2029



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$7,000.00 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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NWC of John King Blvd and Airport Rd**

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

CURRENT ZONING **Agricultural District AG**

CURRENT USE **N/A**

PROPOSED ZONING **NA**

PROPOSED USE **N/A**

ACREAGE **39.894**

LOTS [CURRENT] **1 and 4 tracts**

LOTS [PROPOSED] **4**

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

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

OWNER **BYJ Holdings, LLC**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **Aaron Albright**

CONTACT PERSON **JARED EARNEY**

ADDRESS **100 N Central Expressway  
Suite 400**

ADDRESS **801 CHERRY ST  
SUITE 1300**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **FORT WORTH TX 76102**

PHONE

PHONE

[REDACTED]

[REDACTED]

E-MAIL

[REDACTED]

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Funk [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 \$ 1092.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IE. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT 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 11 DAY OF February 2026

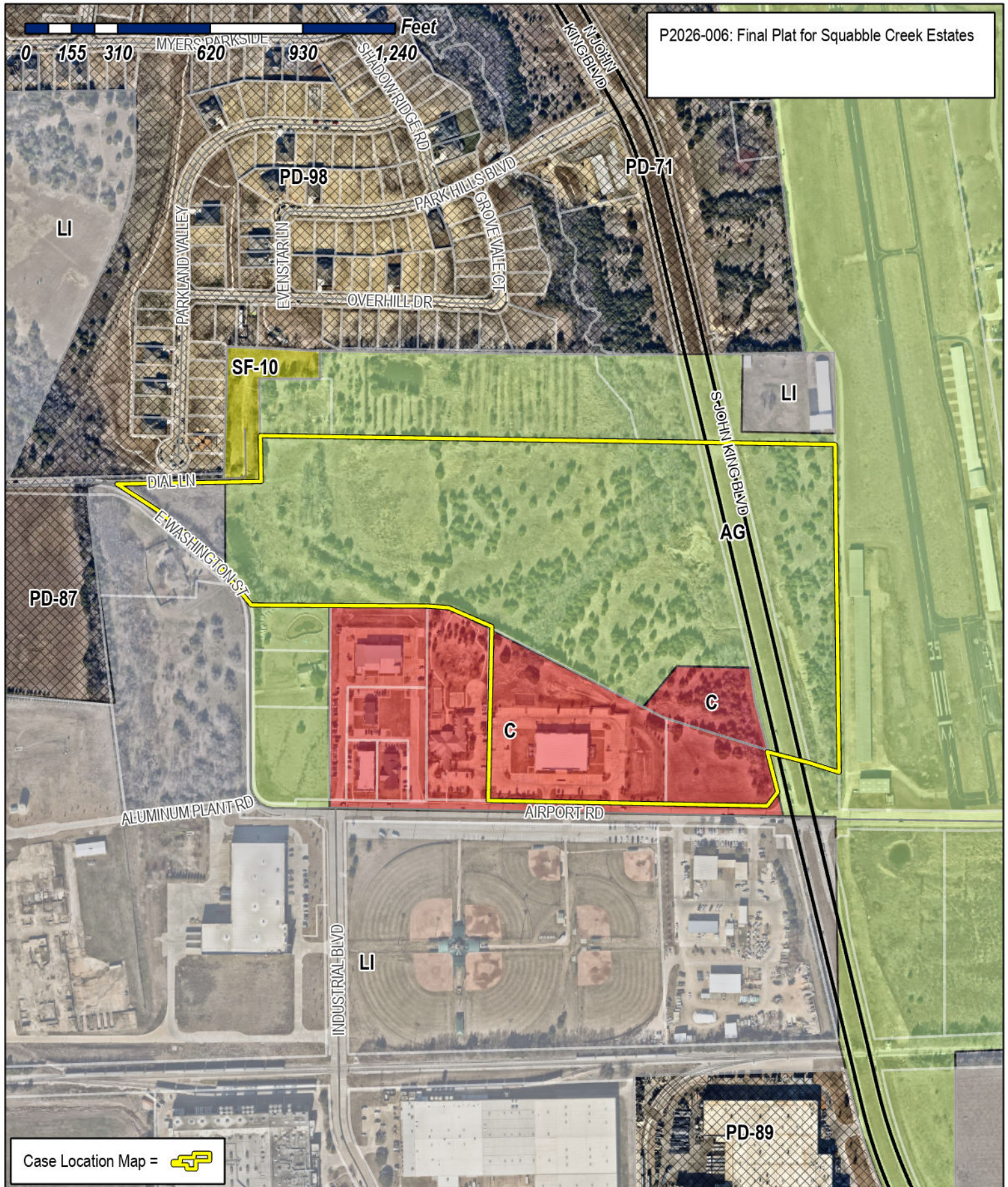
OWNER'S SIGNATURE


*Marshall Funk*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2026-006: Final Plat for Squabble Creek Estates



Case Location Map = 



# City of Rockwall

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

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



**CERTIFICATION OF DEDICATION BY OWNER**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 34.709 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, and part of the Rueben Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county, all of a called 0.8351 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000013774 of said Official Public Records, all of the remainder of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records, and all of Lot 1, Block A of Cornerstone Community Church Addition, recorded in Cabinet J, Slide 385 of said Official Public Records, all of a called 1.91 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000008538 of said Official Public Records, and all of a called 1.650 acre tract of land described in a deed to Fuel City Rockwall LLC, recorded in Document Number 20250000017269 of said Official Public Records. Said 34.709 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southwest corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northwest corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the west line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 13° 18' 55" East, with the west line of said North John King Boulevard, a distance of 747.39 feet, to a 1/2-inch iron rod found stamped "KHA" for corner;

**THENCE** South 08° 22' 30" East, continuing with said west line, passing at a distance of 28.11 feet, a 1/2-inch iron rod stamped "6484" found for the northeast corner of said called 1.650 acre tract, continuing for a total distance of 126.92 feet, to a 1/2-inch found iron rod stamped "KHA" found for corner;

**THENCE** South 13° 17' 32" East, continuing with said west line, passing at a distance of 173.68 feet, a 1/2-inch iron rod found for the common east corner between said 1.650 tract and said 1.91 acre tract, same being the northwest corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records, continuing in all a total distance of 318.00 feet to a 1/2 inch iron rod found;

**THENCE** South 37°27'34" West, with the common line of said 1.91 acre tract and said 0.815 acre tract, a distance of 57.90 feet to a 1/2 inch iron rod with cap stamped RPLS 5034" found for the southeast corner of said 1.91 acre tract and the southwest corner of said 0.815 acre tract, being in the north line of Airport Road, a variable width public right-of-way;

**THENCE** South 88°54'31" East, with the south line of said 1.91 acre tract, the south line of said 0.8351 acre tract, the south line of the remainder of said 6.00 acre tract, the south line of said Lot 1, Block A of Cornerstone Community Church Addition, and the north line of said Airport Road, a distance of 934.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A, same being the southwest corner of the remainder of said 6.00 acre tract and the southeast corner of Block A, Lot 4 of Lake Regional MHMR Center, recorded in Cabinet H, Slide 329 of said Official Public Records;

**THENCE** North 00°21'02" East, with the common line of said Lot 1, Block A of Cornerstone Community Church Addition and said Block A, Lot 4 of Lake Regional MHMR Center, a distance of 587.95 feet to a 1/2 inch iron rod with cap stamped "RPLS 4023" found for the northwest corner of the remainder of said 6.00 acre tract, same being the northwest corner of said Lot 1, Block A of Cornerstone Community Church Addition and the northeast corner of said Block A, Lot 4 of Lake Regional MHMR Center, and being in the south line of the remainder of said 34.4 acre tract;

**THENCE** North 62° 31' 16" West, with the common line of Block A, Lot 4, Lake Regional MHMR Center, and the remainder of said 34.4 acre tract, a distance of 147.95 feet to a 1/2-inch iron rod stamped "RPLS 5034" found for a north corner of said Block A, Lot 4;

**THENCE** North 89°11'35" West, with the common line between said 34.4 acre tract and said Block A, Lot 4, passing at a distance of 74.53 feet a 1/2-inch iron rod stamped "RPLS 4023" found for the common north corner between said Block A, Lot 4 and a called 4.88 acre tract of land described in a deed to Zaph & Ath Properties, LLC, recorded in Document Number 20160000009919, of said Official Public Records, continuing for another 324.65 feet, to a 1/2-inch iron rod found for the common north corner between said 4.88 acre tract and a called 0.88 tract of land described in a deed to Jacob M. Bays, recorded in Volume 6381, Page 106, of said Official Public Records, continuing for a total distance of 648.94 feet, to a 1/2-inch iron rod stamped "6484" set in the common line between said 34.4 acre tract and said 0.88 acre tract, for the southwest corner of said 34.4 acre tract;

**THENCE** North 15° 45' 26" West, over and across a called 46.5 acre tract of land described in a deed to Silas Allen Dial and Grace B. Dial, recorded in Volume 49, Page 38, of said Official Public Records, with a westerly line of said 34.4 acre tract, a distance of 68.71 feet, to a 1/2-inch iron rod stamped "6484" set for corner;

**THENCE** North 50° 24' 33" West, continuing over and across said 46.5 acre tract, with a westerly line of said 34.4 acre tract, a distance of 501.87 feet, to a 8-inch wood fence post found for the most westerly northwest corner of said 34.4 acre tract;

**THENCE** North 87° 39' 55" East, continuing over and across said 46.5 acre tract, with a northerly line of said 34.4 acre tract, a distance of 435.21 feet, to a 8-inch wood fence post found for a northwest corner of said 34.4 acre tract;

**THENCE** North 01° 30' 44" West, continuing over and across said 46.5 acre tract, with a west line of said 34.4 acre tract, a distance of 144.59 feet, to a 1/2-inch iron rod found in the south line of a called 8.133 acre tract of land described in a deed to F & F Holdings I, LTD., recorded in Document Number 20200000031089, of said Official Public Records, for the most northerly northwest corner of said 34.4 acre tract, from which a 3/4-inch iron pipe found for the southeast corner of said 8.133 acre tract bears North 89° 05' 33" West, a distance of 29.81 feet;

**THENCE** South 89° 05' 33" East, with the common line between said 8.133 acre tract and said 34.4 acre tract, a distance of 1,457.01 feet, to the **POINT OF BEGINNING**, containing 34.709 acres or 1,511,934 square feet, more or less.

We, BYJ Holdings, LLC, are the owners of the land shown on this plat, within the area described by metes and bounds, as follows:

All that certain 5.185 acre tract of land being situated in part of the Nathan Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, same being part of the remainder of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-0000011269, of the Official Public Records of said county. Said 5.185 acres being described more particularly, by metes and bounds, as follows:

**BEGINNING** at a 1/2-inch iron rod with a cap stamped "CBG" found for the southeast corner of a called 0.876 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5422, Page 236, of said Official Public Records, the northeast corner of a called 3.007 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 6442, Page 212, of said Official Public Records, in the intersection between the east line of North John King Boulevard, also known as 205 Bypass, a variable width right-of-way and the common line between said 34.4 acre tract and a called 5.076 acre tract of land described in a deed to Robert O. Dillender and Sherry Dillender, recorded in Volume 3356, Page 177, of said Official Public Records;

**THENCE** South 0° 32' 45" East, with the common line between said Lot 1 and said 34.4 acre tract, a distance of 1,075.95 feet, to a 1/2-inch iron pipe found for the northeast corner of a called 0.815 acre tract of land described in a deed to the City of Rockwall, recorded in Volume 5913, Page 123, of said Official Public Records;

**THENCE** North 75° 32' 51" West, with the north line of said 0.815 acre tract, a distance of 96.67 feet, to a 1/2-inch iron rod stamped "6484" set in the east line of said John King Boulevard, for the southeast corner of said 3.007 acre tract;

**THENCE** North 13° 18' 55" West, with the said east line, a distance of 1,086.25 feet, to the **POINT OF BEGINNING**, containing 5.185 acres or 225,857 square feet, more or less.

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

We, BYJ Holdings, LLC, Cornerstone Community Church of Rockwall, Inc., and Fuel City Rockwall, LLC, the undersigned owner(s) of the land shown on this plat, and designated herein as the SQUABBLE CREEK ESTATES, a 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 (we) further certify that all other parties who have a mortgage or lien interest in the SQUABBLE CREEK ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1.) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 2.) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3.) The city will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4.) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5.) The developer/property owner shall be responsible for the necessary facilities to provide drainage 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 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, or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) 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.

\_\_\_\_\_  
BYJ HOLDINGS, LLC REPRESENTATIVE      FUEL CITY ROCKWALL, LLC

**CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC.**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

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Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

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COUNTY OF \_\_\_\_\_ §

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Notary Public in and for \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PROPERTY OWNER SIGNATURE**

**GENERAL NOTES**

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.

IT SHALL BE THE POLICY OF THE CITY TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

THE PURPOSE OF THIS PLAT IS TO CONVEY/CREATE 3 OFFICIAL LOTS OF RECORD AND TO DEDICATE/CONVEY EASEMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

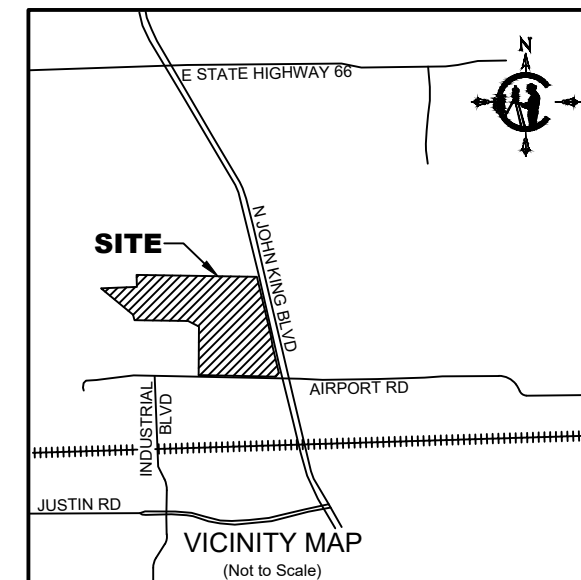
THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

**APPROVED**

I hereby certify that the above and forgoing subdivision plat — being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL      PLANNING & ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY      CITY ENGINEER

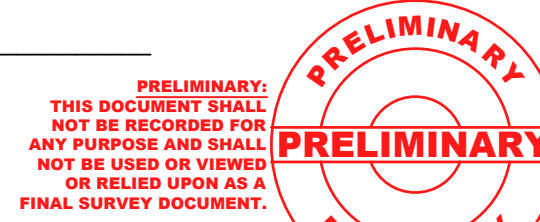


**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Rockwall County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

\_\_\_\_\_  
ANTHONY RAY CROWLEY, R.P.L.S. 6484      DATE



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, 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.

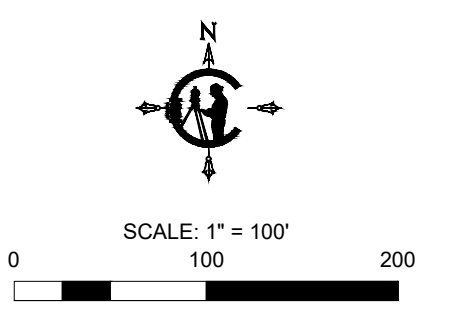
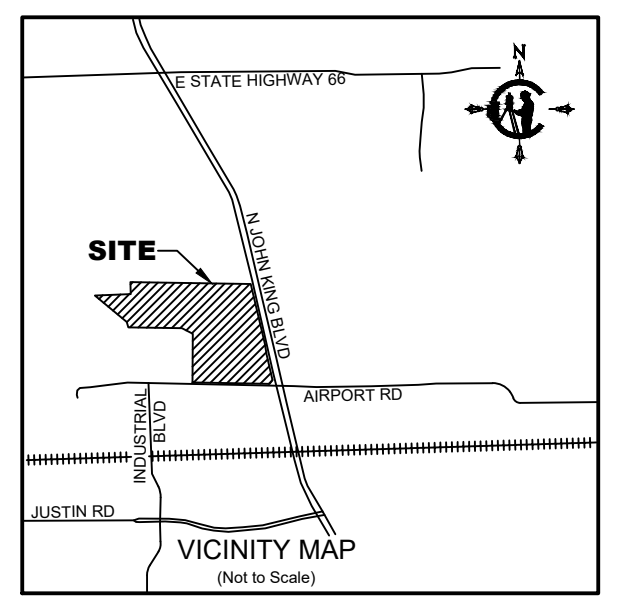
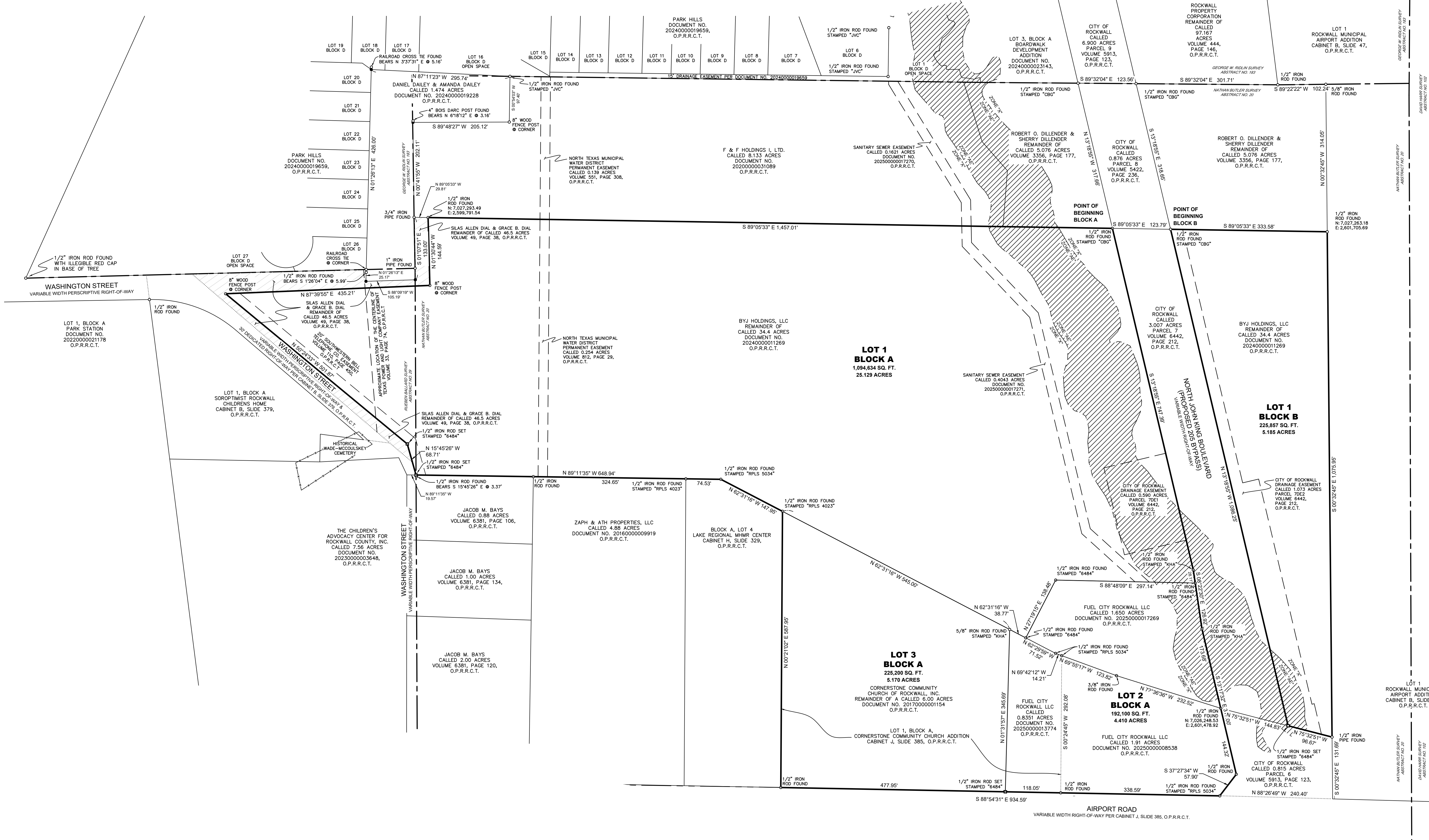
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, Denton County, Texas

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: N/A	Sheet: 1 of 4
Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 awj@byjholdings.com (214) 448-4632	Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD, DALLAS, TX 75207 fcl@fuelcity.com (469) 203-9159	Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2911	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jackboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





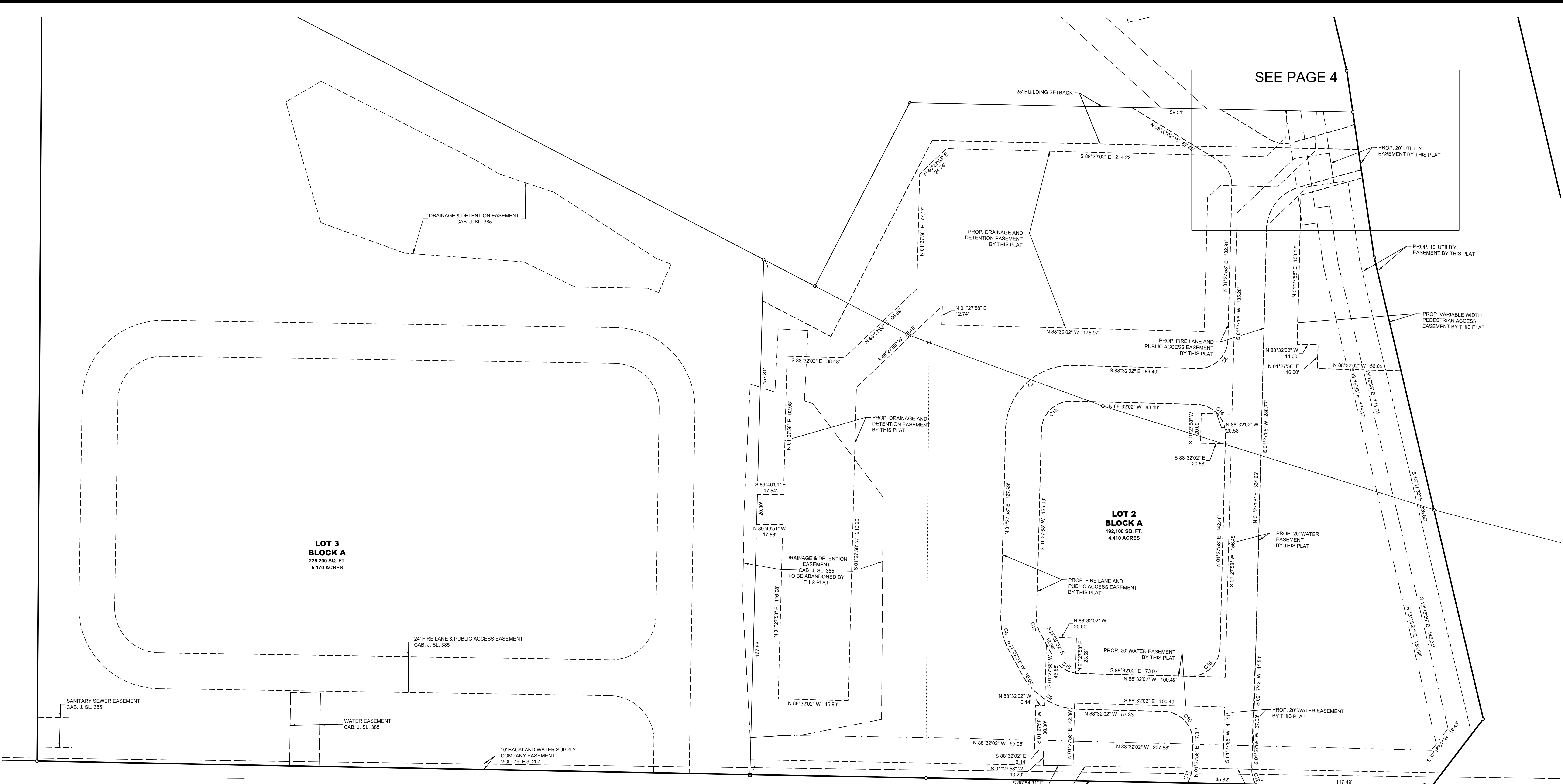
- LEGEND**
- = MONUMENT FOUND (AS NOTED)
  - IRF = IRON REBAR FOUND (AS NOTED)
  - CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
  - CIRS = CAPPED IRON REBAR SET (AS NOTED)
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - - - = EASEMENT LINE
  - = PROPERTY LINE
  - - - - - = FLOOD ZONE LINE
  - /// = FLOOD ZONE "M"

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026 Drawn: CDM Checked: ARC Scale: 1" = 100' Sheet: 2 of 4

<p>Owner: BYJ HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 saw@byjholdings.com (214) 448-4632</p>	<p>Owner: FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 frockwall@fuelcity.com (469) 203-5159</p>	<p>Owner: CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rcc@cornerstonerockwall.com (972) 948-2811</p>	<p><b>CROWLEY SURVEYING</b>        FRN:10046500        117 West Archer Street        Jacksonville, TX 75459        (469) 850-CPLS(2757)        acrowley@crowleysurveying.com</p>
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CASE #



SEE PAGE 4

**LOT 3  
BLOCK A**  
225,200 SQ. FT.  
5.170 ACRES

**LOT 2  
BLOCK A**  
192,100 SQ. FT.  
4.410 ACRES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.48'	20.00'	47°13'05"	S82°08'34"E	16.02'
C2	6.01'	25.00'	13°46'16"	N67°21'45"E	5.99'
C3	5.43'	25.00'	12°27'10"	S80°28'29"W	5.42'
C4	38.10'	30.00'	72°46'55"	S37°51'26"W	35.59'
C5	20.94'	20.00'	60°00'00"	N28°32'02"W	20.00'
C6	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C7	69.10'	43.99'	90°00'00"	N46°27'58"E	62.22'
C8	21.04'	44.79'	26°55'04"	N14°57'23"W	20.85'
C9	46.07'	43.99'	60°00'00"	N58°32'02"W	43.99'
C10	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C11	11.12'	20.00'	31°50'59"	N17°23'28"E	10.97'
C12	10.74'	20.00'	30°47'10"	S13°55'37"E	10.62'
C13	31.41'	20.00'	90°00'00"	S46°27'58"W	28.28'
C14	31.41'	20.00'	90°00'00"	N43°32'02"W	28.28'
C15	31.41'	20.00'	90°00'00"	N46°27'58"E	28.28'
C16	20.94'	20.00'	60°00'00"	S68°32'02"E	20.00'
C17	10.47'	20.00'	30°00'00"	S13°32'02"E	10.35'

**FINAL PLAT**  
**SQUABBLE CREEK ESTATES**  
**39.894 ACRES**  
 NATHAN BUTLER SURVEY, ABSTRACT NO. 20  
 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=30'	Sheet: 3 of 4
<small>Owner:</small> BY HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 aarc@bighilland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD. ROCKWALL, TX 75087 rarcoc@cornerstonerockwall.com (972) 946-2911	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	



PROP. 20' UTILITY  
EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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**FINAL PLAT**  
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 RUEBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Date: 02/11/2026	Drawn: CDM	Checked: ARC	Scale: 1"=5'	Sheet: 4 of 4
<small>Owner:</small> 874 HOLDINGS, LLC 100 NORTH CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080 8am@highland.com (214) 448-4632	<small>Owner:</small> FUEL CITY ROCKWALL, LLC 81 S. RIVERFRONT BLVD. DALLAS, TX 75207 jfickling@fuelcity.com (469) 203-3159	<small>Owner:</small> CORNERSTONE COMMUNITY CHURCH OF ROCKWALL, INC. 1505 AIRPORT RD ROCKWALL, TX 75087 rarcia@cornerstonerockwall.com (972) 948-2811	<b>CROWLEY SURVEYING</b> FRN:10046500 117 West Archer Street Jacksboro, TX 75459 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	





DATE: March 30, 2026

TO: Jared Earney  
Kimley-Horn  
801 Cherry Street, Suite 1300  
Fort Worth, TX 76102

CC: Rance Rushing  
Cornerstone Community Church of Rockwall  
1565 Airport Road  
Rockwall, TX 75087

CC: Joseph Bickham  
Fuel City Rockwall, LLC  
801 S. Riverfront Boulevard  
Dallas, TX 75207

Aaron Albright  
BYJ Holdings, LLC  
100 N. Central Expressway, Suite 400  
Richardson, TX 75080

FROM: Henry Lee, *Senior Planner*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2026-006; Final Plat for the Squabble Creek Estates Subdivision

Jared Earney:

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 March 2, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 24, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.

City Council

On March 2, 2026, the City Council approved a motion to approve the Final Plat by a vote of 6-0, with Mayor McCallum absent.

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

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

**FILING FEES:**

**Mylars:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

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

Sincerely,



Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department