



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT

2

BLOCK

A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

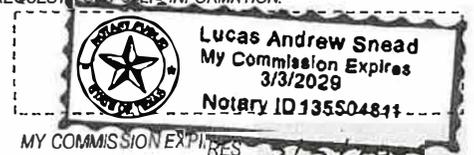
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF December 2024. 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 2nd DAY OF December 2024.

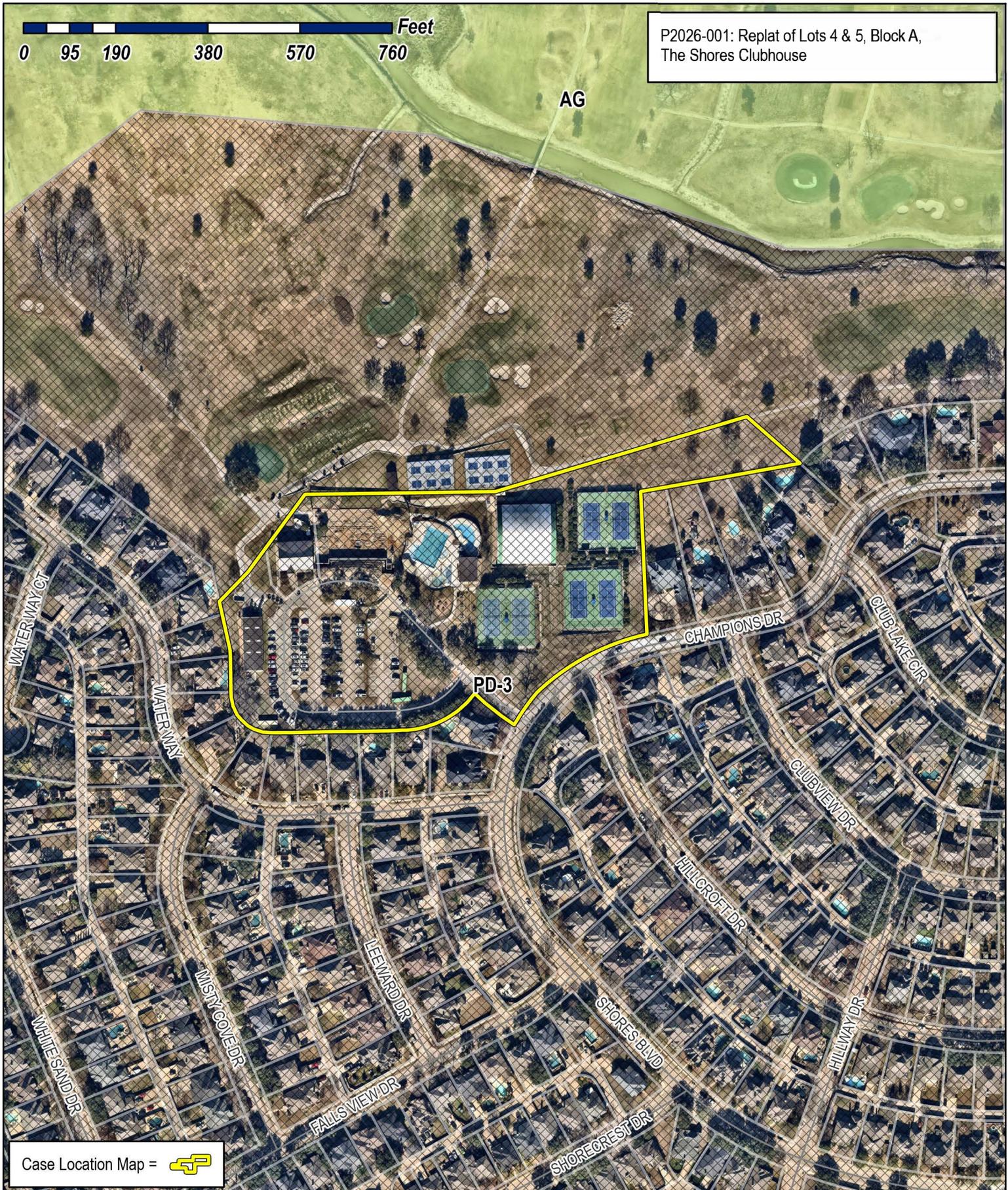
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-001: Replat of Lots 4 & 5, Block A,
The Shores Clubhouse



Case Location Map =

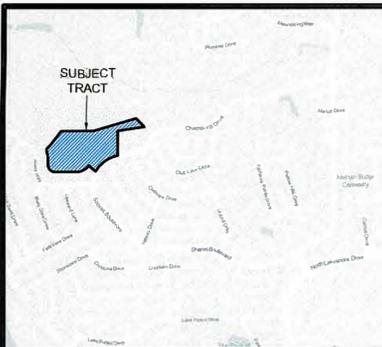


City of Rockwall

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

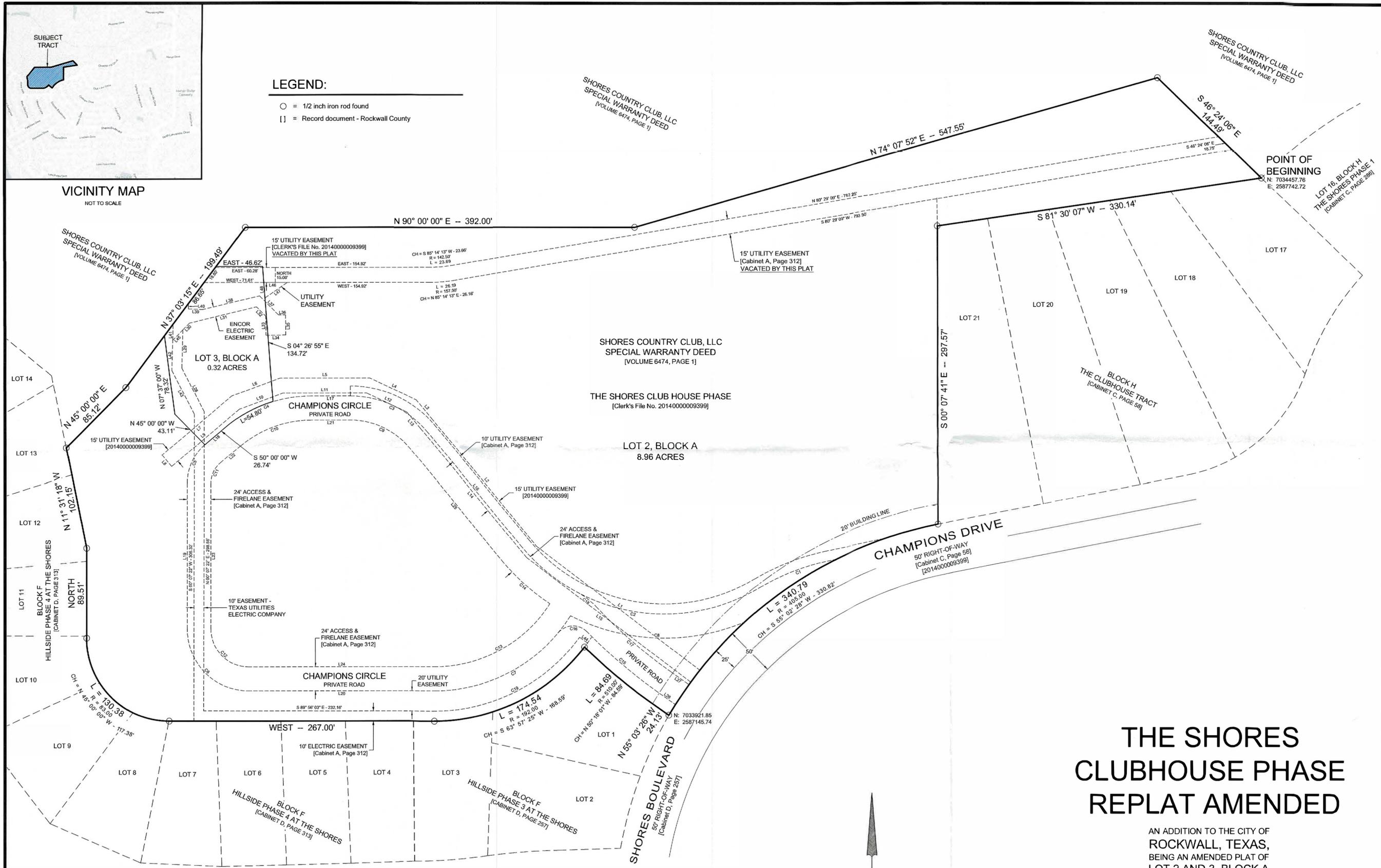
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



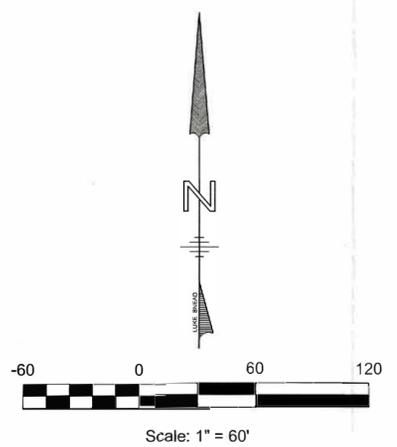


LEGEND:
 ○ = 1/2 inch iron rod found
 [] = Record document - Rockwall County

VICINITY MAP
 NOT TO SCALE



- NOTES:**
- The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
 - This plat is within the Rockwall City Limits.
 - Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
 - Coordinates shown are based on the U. S. State Plane Coordinate System of 1983, Texas North Central Zone
 - According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.



THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
 ROCKWALL, TEXAS,
 BEING AN AMENDED PLAT OF
 LOT 2 AND 3, BLOCK A
 THE SHORES CLUBHOUSE PHASE REPLAT
 CLERK'S FILE No. 20140000009399
 PLAT RECORDS, ROCKWALL COUNTY TEXAS
 SITUATED IN THE
 NATHAN BUTLER SURVEY, ABSTRACT No. 21
 9.21 ACRES

OJD Engineering, LLC
 Consulting Engineers & Surveyors
 806-352-7117
 2420 Lakeview Dr.
 Amario, TX, 75109
 Firm No. 10080900

Drawn By: L. SNEAD
 Job No.: 25-AE0021

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet:

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 83.00;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We also understand the following;

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

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

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

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Executed this _____ day of _____, 2026. Executed this _____ day of _____, 2026.

Owner Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 21' 44" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall

on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 2014000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
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