



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-045 P&Z DATE 9/10/19 CC DATE 9/14/19 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. PA2019-045

**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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**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.

### PROPERTY INFORMATION (PLEASE PRINT)

Address

Subdivision **Stone Creek Phase X**

Lot

Block

General Location **South of Stone Creek Phase 2A and West of Hays Rd.**

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning

Current Use

Proposed Zoning

Proposed Use

**Single family development**

Acreage **36.428**

Lots [Current]

Lots [Proposed]

**118**

**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 **Stone Creek Phase 10, Ltd.**

Applicant **Corwin Engineering, Inc.**

Contact Person **John Arnold**

Contact Person **Chase Finch**

Address **8214 Westchester Dr., Ste. 710**

Address **200 W. Belmont. Ste. E**

City, State & Zip **Dallas, Tx 75225**

City, State & Zip **Allen, Tx 75013**

Phone **214-552-4945**

Phone **972-396-1200**

E-Mail **jarnold@skorburgcompany.com**

E-Mail **cfinch@corwinengineering.com**

### NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared John Arnold (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 \$ 1028.56, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of November, 2019. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of November, 2019.

Owner's Signature

*[Handwritten Signature]*

Notary Public in and for the State of Texas



My Commission Expires 1-3-23



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

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

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

City Limits <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/26/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2019-045  
**Project Name:** Stone Creek X  
**Project Type:** PLAT  
**Applicant Name:** CORWIN ENGINEERING, INC.  
**Owner Name:** STONE, CREEK SF LTD  
**Project Description:**



# RECEIPT

Project Number: P2019-045  
Job Address: HAYS RD  
ROCKWALL, TX 75087

Receipt Number: B87441  
Printed: 11/18/2019 3:07 pm

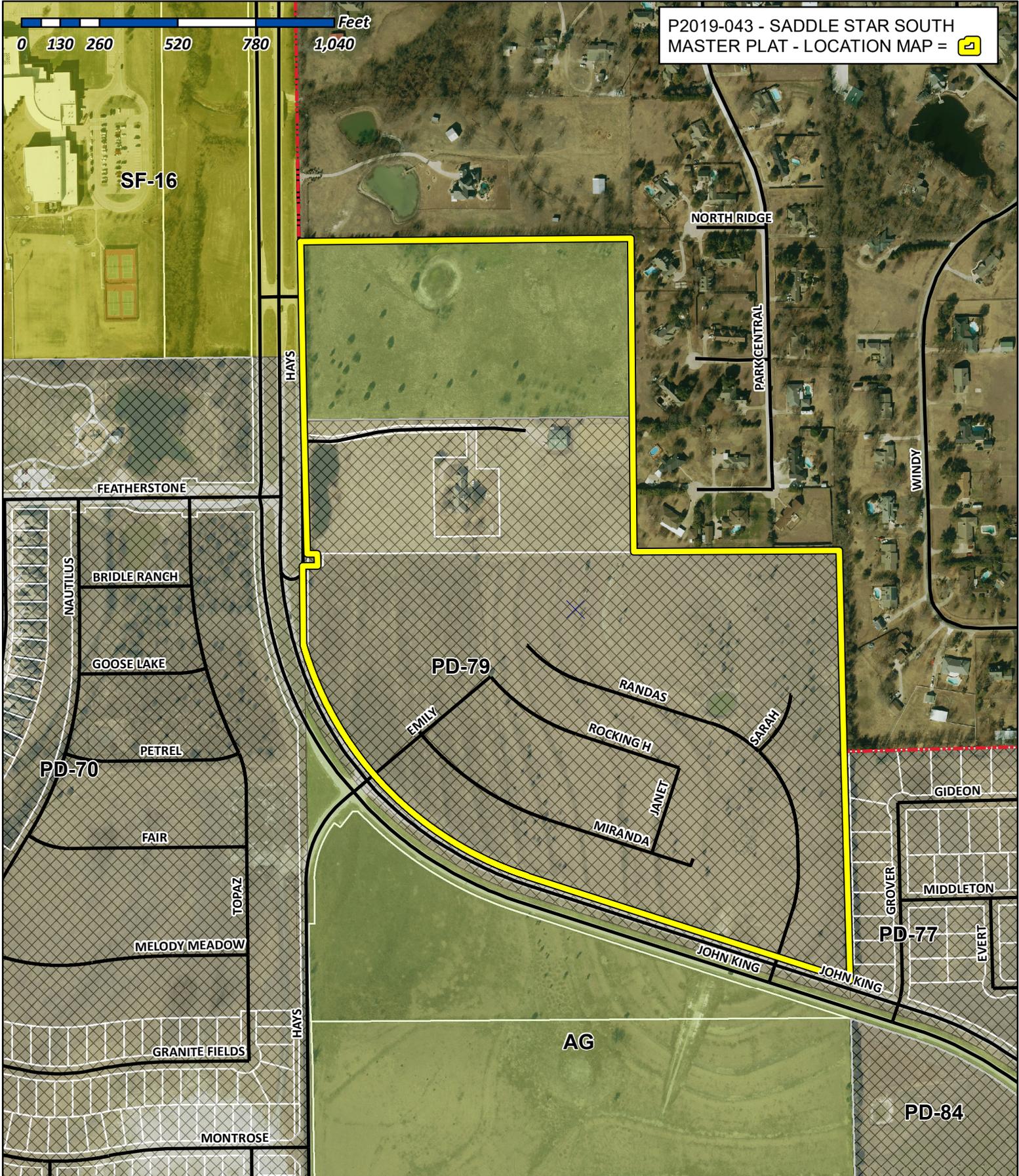
Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 1,028.56

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**Total Fees Paid:**

**\$ 1,028.56**

Date Paid: 11/18/2019 12:00:00AM  
Paid By: Stone Creek SF LTD  
Pay Method: CHECK 4751  
Received By: DG



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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

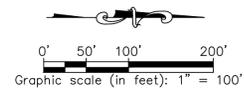
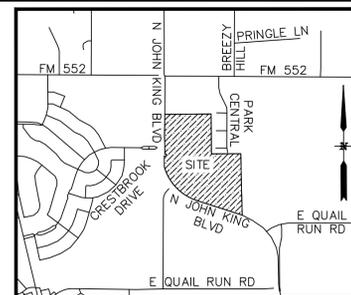


NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD  
VOLUME 5011, PAGE 9

CITY OF ROCKWALL  
STONE CREEK PHASE VI  
CABINET 1, PAGE 161

JOHN KING BOULEVARD  
(APPARENT 120' RIGHT-OF-WAY)



**NOTE:**  
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL  
DRAINAGE SPECIFICATIONS AND STANDARDS

**PHASING DATA**

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

**SADDLE STAR SOUTH STATEMENT OF SERVICE  
MASTER PLAT  
11/14/2019**

-A 16 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING JOHN KING BOULEVARD. AN 20 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE WEST PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING JOHN KING BOULEVARD. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND ENGINEERING PLANS FOR THESE CONNECTIONS HAVE BEEN APPROVED.

-THE STONEY HOLLOW LIFT STATION IS APPROXIMATELY 2,000 FEET FROM THE PROPOSED DEVELOPMENT. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND WILL BE PROVIDING UPGRADED LIFT STATION AND THE OFFSITE SANITARY SEWER. THESE IMPROVEMENTS HAVE BEEN APPROVED.

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION AND/OR RETENTION WILL BE UTILIZED TO CONTROL THE FLOW.

-THE STREET SYSTEM OF THE PROPOSED DEVELOPMENT WILL HAVE THREE CONNECTIONS TO JOHN KING BOULEVARD TO THE SOUTH AND WEST. TWO OF THESE CONNECTIONS HAVE BEEN APPROVED AND ARE CURRENTLY UNDER CONSTRUCTION.

**LAND USE DATA**

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.  
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.  
TYPICAL LOT SIZE ~ 70' x 125'  
TOTAL LOTS ~ 176  
DENSITY ~ 2.49 DWELLING UNITS / ACRE

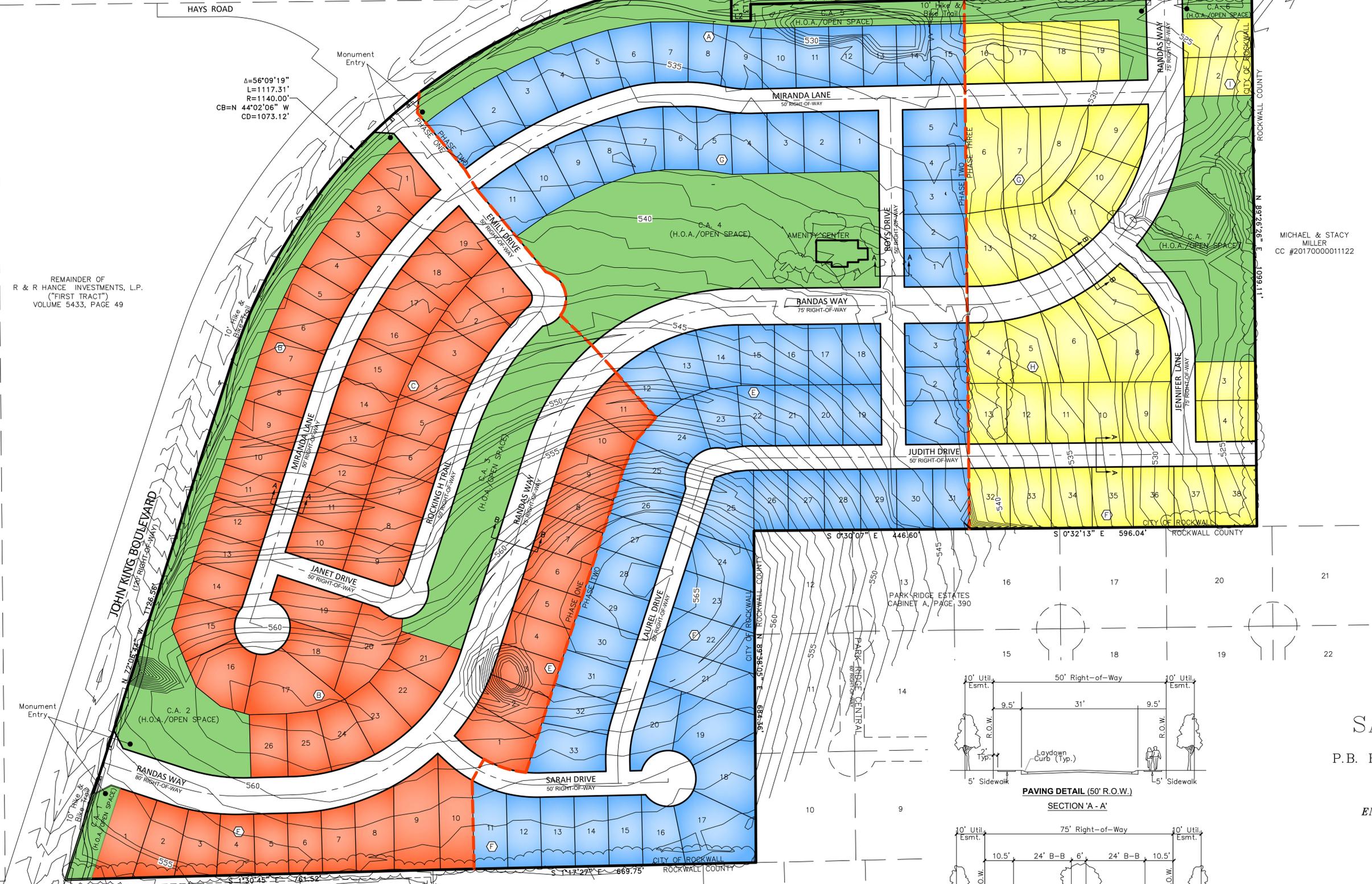
MASTER PLAT/OPEN SPACE PLAN  
**SADDLE STAR SOUTH**  
70.408 ACRES SITUATED IN THE  
P.B. HARRISON SURVEY, ABSTRACT No. 97  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN L.P.**  
ENGINEERING / SURVEYING / PROJECT MANAGEMENT  
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098  
(972) 941-8400

**DEVELOPER**  
**K P A CONSULTING, INC.**  
3076 HAYS LANE ROCKWALL, TEXAS 75087  
PAT ATKINS: 972-388-6383

**OWNERS**

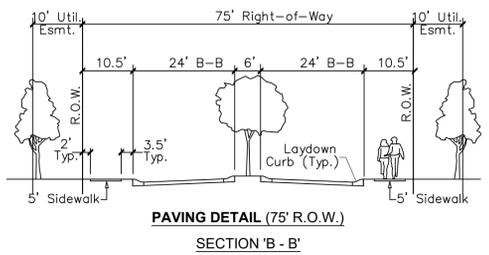
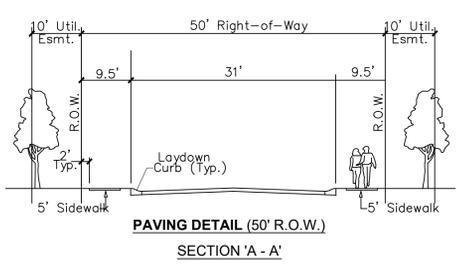
SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 6925 F.M. 2515 KAUFMAN, TEXAS 75142	GWENDOLYN REED 3076 HAYS LANE ROCKWALL, TEXAS 75087
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Δ=56°09'19"  
L=1117.31'  
R=1140.00'  
CB=N 44°02'06" W  
CD=1073.12'

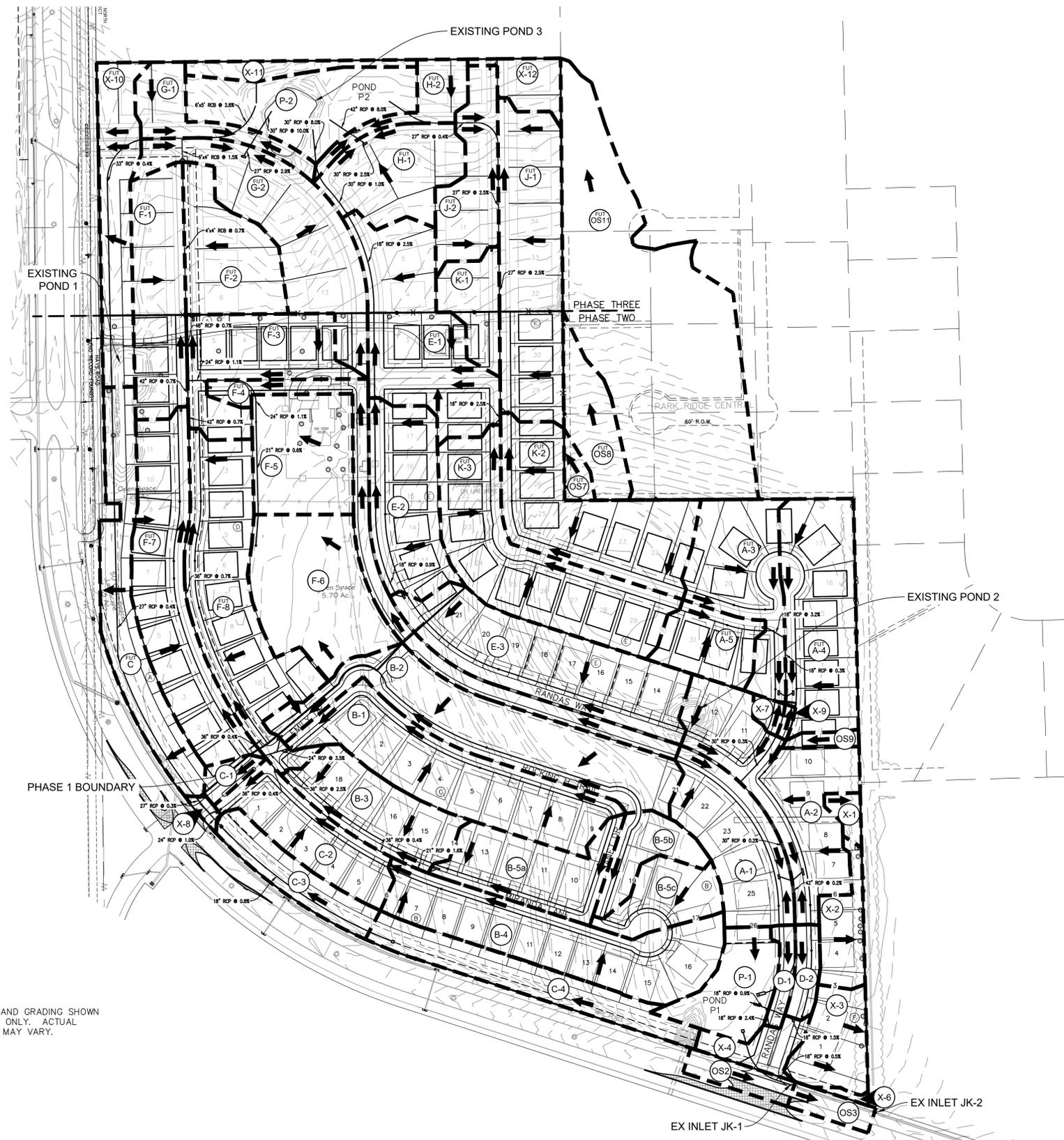
REMAINDER OF  
R & R HANCE INVESTMENTS, L.P.  
("FIRST TRACT")  
VOLUME 5433, PAGE 49

MICHAEL & STACY  
MILLER  
CC #20170000011122

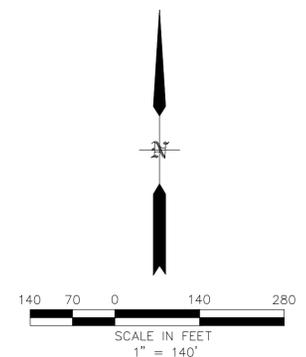


BLOCK A  
WINDMILL VALLEY  
SUBDIVISION  
CABINET A, PAGE 157

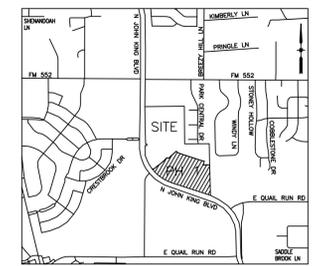
GIDEON GROVE LTD  
CC #20150000014609  
Proposed GIDEON GROVE NORTH



\*FUTURE POND AND GRADING SHOWN FOR REFERENCE ONLY. ACTUAL FUTURE DESIGN MAY VARY.



LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA



VICINITY MAP  
N.T.S.

Ultimate Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
FUT A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
FUT A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
FUT A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.38	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
FUT C	1.80	10.00	0.50	1.00	9.80	8.82	TO JOHN KING
C-1	0.20	10.00	0.50	1.00	9.80	0.98	POND 2 BYPASS
C-2	1.26	10.00	0.50	1.00	9.80	6.15	POND 2 BYPASS
C-3	0.80	10.00	0.50	1.00	9.80	3.91	POND 2 BYPASS
C-4	1.33	10.00	0.50	1.00	9.80	6.50	POND 2 BYPASS
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
FUT E-1	2.44	10.00	0.50	1.00	9.80	11.96	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
FUT F-1	1.66	10.00	0.50	1.00	9.80	8.12	TO POND 2
FUT F-2	1.40	10.00	0.50	1.00	9.80	6.86	TO POND 2
FUT F-3	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 2
FUT F-4	0.05	10.00	0.50	1.00	9.80	0.25	TO POND 2
F-5	1.60	10.00	0.50	1.00	9.80	7.84	TO POND 2
F-6	2.14	10.00	0.50	1.00	9.80	10.49	TO POND 2
FUT F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
FUT F-8	2.78	10.00	0.50	1.00	9.80	13.62	TO POND 2
FUT G-1	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT G-2	2.36	10.00	0.50	1.00	9.80	11.56	TO POND 2
FUT H-1	1.42	10.00	0.50	1.00	9.80	6.96	TO POND 2
FUT H-2	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT J-1	2.52	10.00	0.50	1.00	9.80	12.35	TO NORTH BYPASS
FUT J-2	1.13	10.00	0.50	1.00	9.80	5.54	TO NORTH BYPASS
FUT K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
FUT K-2	2.37	10.00	0.50	1.00	9.80	11.61	TO POND 2
FUT K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.73	10.00	0.50	1.00	9.80	8.48	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
FUT X-10	1.44	10.00	0.50	1.00	9.80	7.07	TO OFFSITE NORTH
X-11	0.37	10.00	0.50	1.00	9.80	1.81	TO OFFSITE NORTH
FUT X-12	0.44	10.00	0.50	1.00	9.80	2.16	TO OFFSITE NORTH
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.50	TO JOHN KING
FUT OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO POND 2
FUT OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO POND 2
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
FUT OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO POND 2

\* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER, THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**CAUTION! EXISTING UTILITIES**  
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:  
BM#1 (#102)  
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
ELEVATION = 531.58

BM#3 (#106)  
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.  
ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 11/14/2019
PROJECT NO.: 06824	
DWG FILE NAME: 2019-11-12 PRELIM 06824 DA.DWG	

**PRELIMINARY DRAINAGE EXHIBIT**  
**SADDLE STAR SOUTH**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
**1**  
OF  
**1**

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-045	<b>Owner</b> STONE, CREEK SF LTD	<b>Applied</b> 11/15/2019 LM
<b>Project Name</b> Stone Creek, Phase X	<b>Applicant</b> CORWIN ENGINEERING, INC.	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> P&Z HEARING		<b>Status</b> 11/22/2019 DG

<b>Site Address</b> HAYS RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> STONE CREEK PH 2A	<b>Tract</b> 3	<b>Block</b>	<b>Lot No</b> 3	<b>Parcel No</b> 0131-0000-0003-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING (11/22/2019 8:28 AM SJ) M - Place the labels for the IRF closer to the point. M - Add a 30'x30' ROW clip and a 10' utility easement along John King Blvd. Standards of Design and Construction Section 2.8	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
GIS (11/20/2019 4:44 PM LS) Make sure latest revision containing Fair Dr in place of Albatross Dr is forwarded at time of Mylar submittal.	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	See comments
Parks Department (11/20/2019 3:49 PM DG) Parks are Recreation Department Comments from Travis Sales, Director of Parks and Recreation and Animal Services:  Park District 5  1. Cash in lieu of Land: 118 lots x \$688.00 = \$81,804.00  2. Pro rata equipment fees: 118 lots x \$711.00 = \$83,898.00  **Cash in lieu of land fees will not be collected in this process as they were collected previously to develop The Park at Stone Creek Continue 10" wide trail and landscape along John King rights-of-way as required  **Please note that the Parks and Recreations Board will meet on December 3, 2019 at 6:00 p.m. in the City's Council Chambers.	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING (11/20/2019 3:28 PM DG) P2019-045: Final Plat – Stone Creek, Phase X Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5 COMMENTS	See comments
<p>I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive.</p> <p>I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email <a href="mailto:dgonzales@rockwall.com">dgonzales@rockwall.com</a>.</p> <p>M.3 Please change the case number to P2019-045 in the lower right hand corner of all pages for the revised plat submittal.</p> <p>I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.</p> <p>I.5 If there are any further street names changes prior to the plat being filed, contact Lance Singleton, GIS Supervisor – <a href="mailto:lsingleton@rockwall.com">lsingleton@rockwall.com</a> for approval.</p> <p>I.6 Provide a label for all open space areas to read as follows: ‘Open Space To Be Maintained by the Homeowner’s Association (HOA).’ Although line 5 under ‘Notes’ indicates HOA responsibility, the label as requested is to provide consistency throughout this development.</p> <p>I.7 Consider changing all year dates on pages 2 &amp; 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020.</p> <p>M.8 Correct the Owner’s Certificate by changing statement No. 6 and including the language in statement number 7 as found on the application package, which reads as follows:</p> <p>7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.</p> <p>(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)</p> <p>I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.</p> <p><b>**The Planning and Zoning Work Session will be held on November 26, 2019. **</b></p> <p>I.10 The City Council meeting for this case is scheduled to be held on December 16, 2019.</p> <p>I.11 The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.</p> <p>I.12 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						

# STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

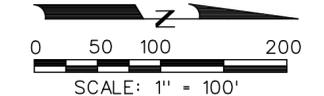
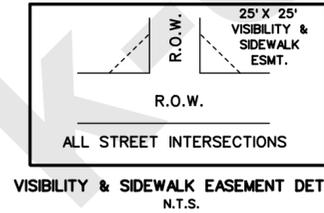
JULY 2019 SCALE 1" = 100'

CASE NO. P2019-035

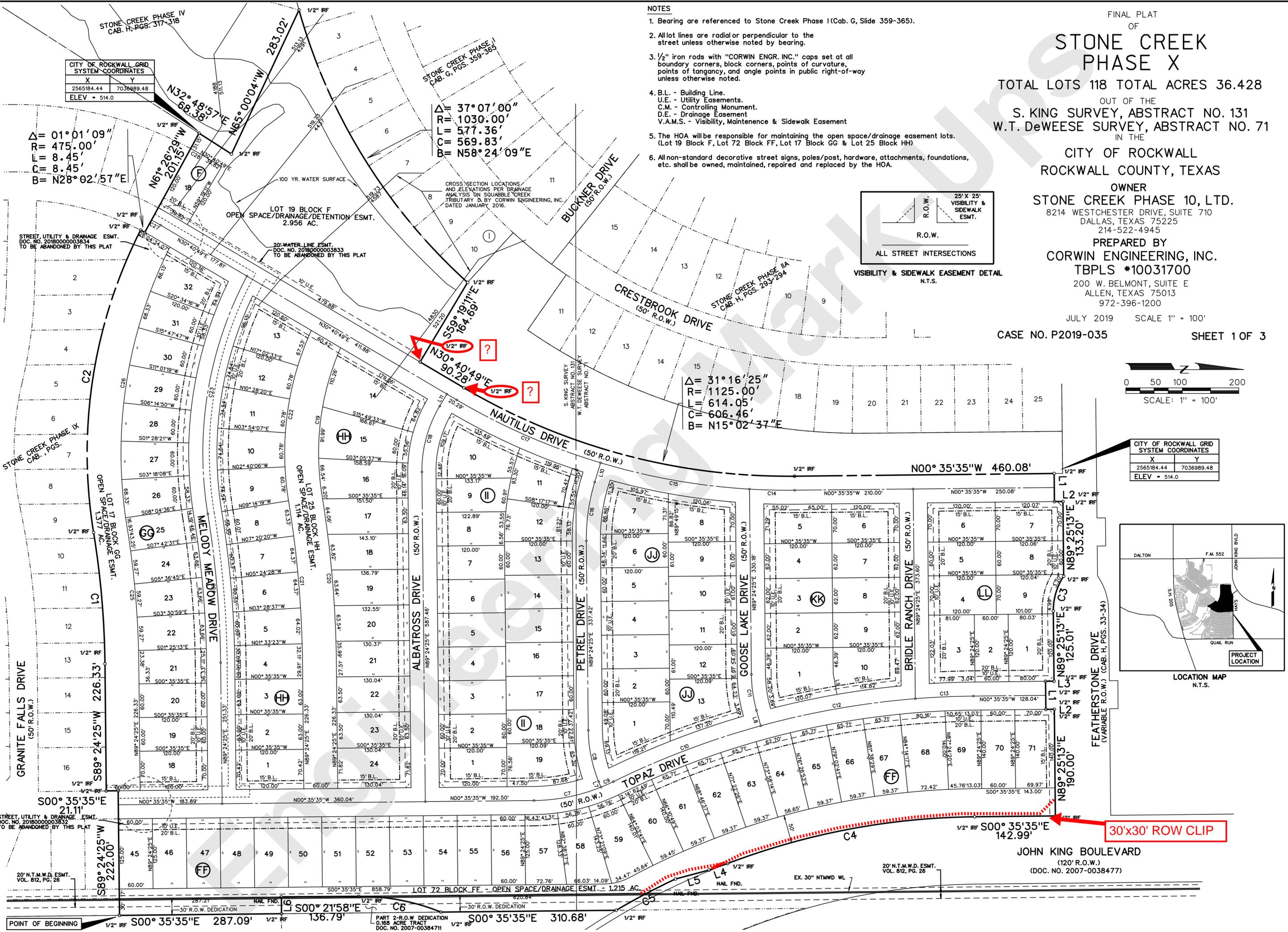
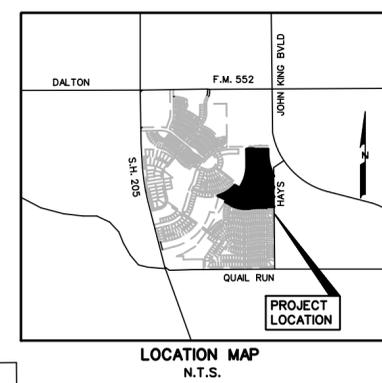
SHEET 1 OF 3

### NOTES

- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	



$\Delta = 37^{\circ}07'00''$   
 $R = 1030.00'$   
 $L = 577.36'$   
 $C = 569.83'$   
 $B = N58^{\circ}24'09''E$

$\Delta = 31^{\circ}16'25''$   
 $R = 1125.00'$   
 $L = 614.05'$   
 $C = 606.46'$   
 $B = N15^{\circ}02'37''E$

**30'x30' ROW CLIP**

JOHN KING BOULEVARD  
(120' R.O.W.)  
(DOC. NO. 2007-0038477)

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	

STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003833  
TO BE ABANDONED BY THIS PLAT

20' N.T.M.W.D. ESMT.  
VOL. 812, PG. 26

POINT OF BEGINNING

PART 2-R.O.W. DEDICATION  
0.168 ACRE TRACT  
DOC. NO. 2007-0038471

20' N.T.M.W.D. ESMT.  
VOL. 812, PG. 26

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; 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.

Stone Creek Phase 10, Ltd.  
an Texas limited partnership  
By: Stone Creek Phase 10 GP Corporation,  
a Texas corporation, its General Partner

John Arnold  
Director

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT  
OF

STONE CREEK  
PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

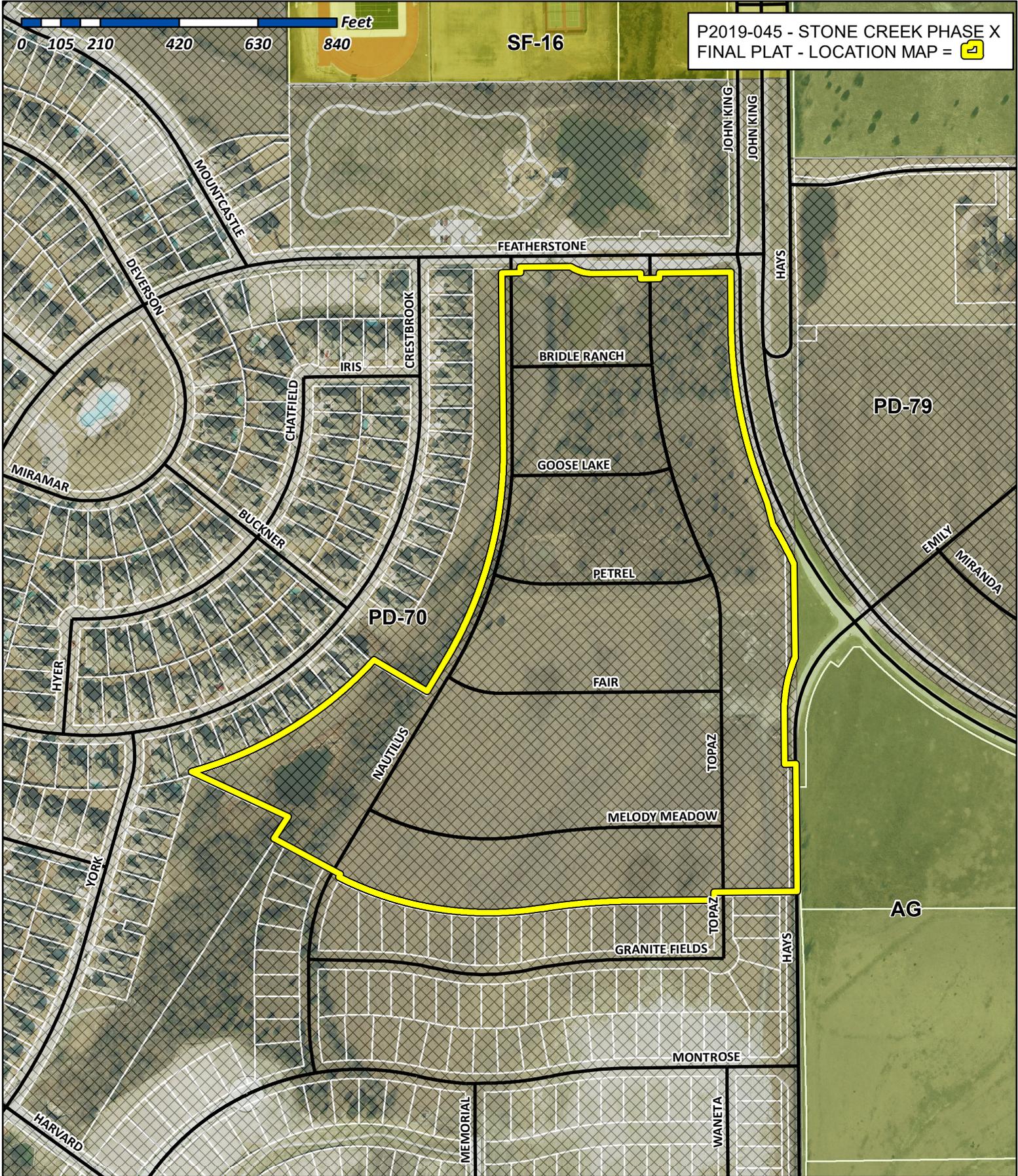
OWNER  
STONE CREEK PHASE 10, LTD.

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JULY 2019



P2019-045 - STONE CREEK PHASE X  
 FINAL PLAT - LOCATION MAP = [icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



FINAL PLAT  
OF

# STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

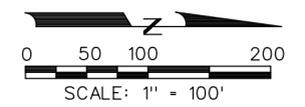
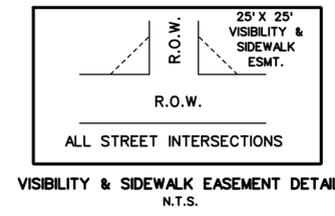
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JULY 2019 SCALE 1" = 100'

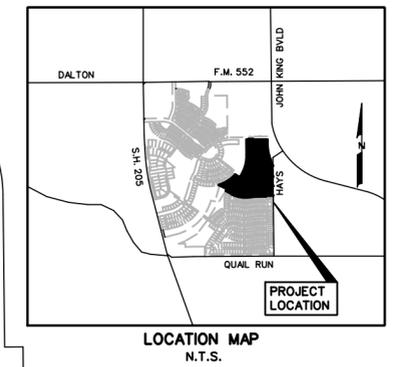
CASE NO. P2019-035

SHEET 1 OF 3



X	Y
2565184.44	7036989.48

ELEV = 514.0

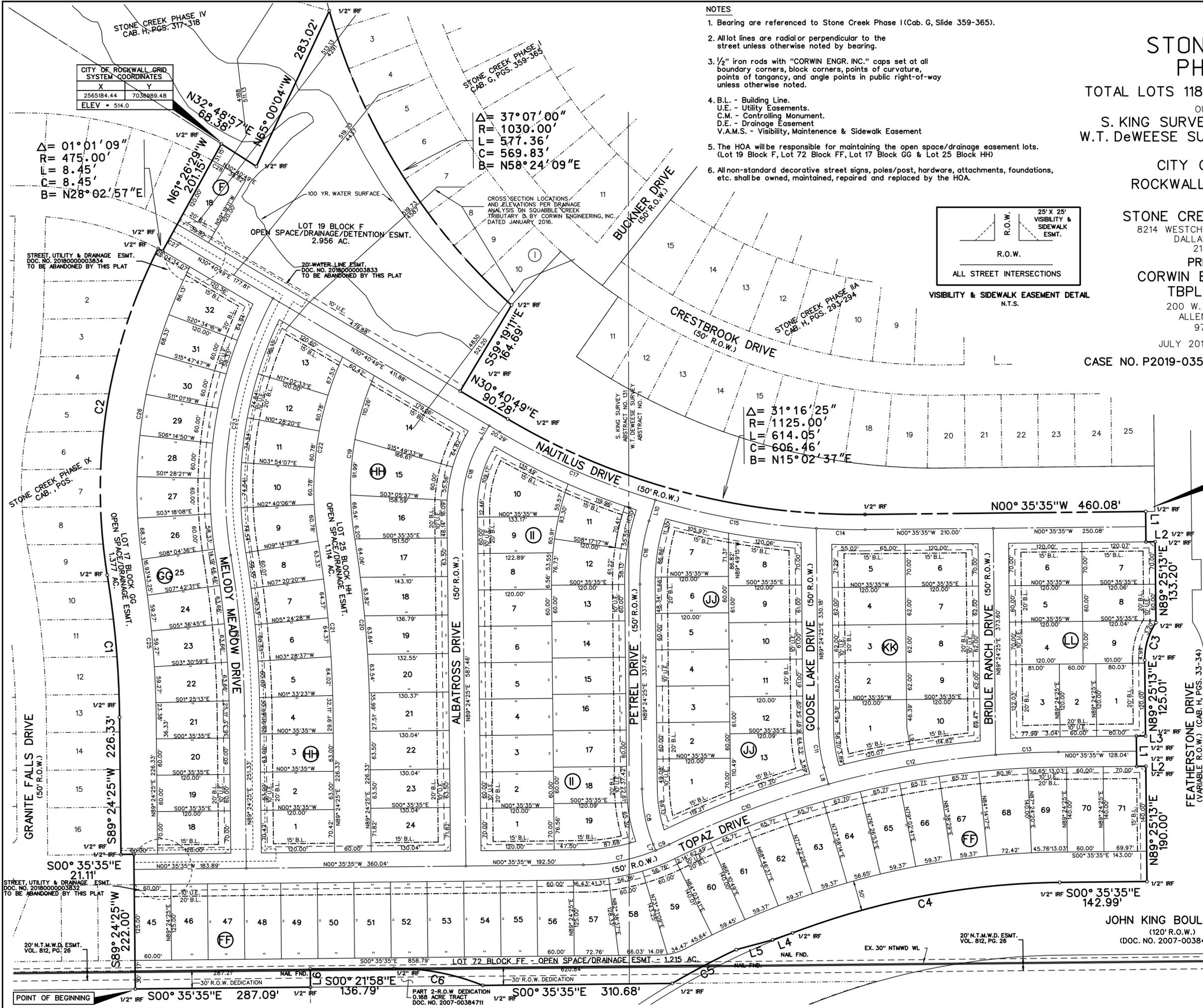


### NOTES

- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

$$\Delta = 37^{\circ}07'00''$$
$$R = 1030.00'$$
$$L = 577.36'$$
$$C = 569.83'$$
$$B = N58^{\circ}24'09''E$$

$$\Delta = 31^{\circ}16'25''$$
$$R = 1125.00'$$
$$L = 614.05'$$
$$C = 606.46'$$
$$B = N15^{\circ}02'37''E$$



X	Y
2565184.44	7036989.48

ELEV = 514.0

CROSS SECTION LOCATIONS AND ELEVATIONS PER DRAINAGE ANALYSIS ON SQUABLE CREEK TRIBUTARY D BY CORWIN ENGINEERING, INC. DATED JANUARY 2016.

STREET, UTILITY & DRAINAGE ESMT. DOC. NO. 2018000003834 TO BE ABANDONED BY THIS PLAT

20' WATER LINE ESMT. DOC. NO. 2018000003833 TO BE ABANDONED BY THIS PLAT

STREET, UTILITY & DRAINAGE ESMT. DOC. NO. 2018000003832 TO BE ABANDONED BY THIS PLAT

20' N.T.M.W.D. ESMT. VOL. 812, PG. 28

20' N.T.M.W.D. ESMT. VOL. 812, PG. 28

POINT OF BEGINNING 1/2" IRF S00° 35'35"E 287.09' 1/2" IRF S00° 21'58"E 136.79' 1/2" IRF S00° 35'35"E 310.68' 1/2" IRF

JOHN KING BOULEVARD (120' R.O.W.) (DOC. NO. 2007-0038477)

PART 2-R.O.W. DEDICATION 0.168 ACRE TRACT DOC. NO. 2007-0038471

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab\_Pg\_in the Plat Records of Rockwall County, Texas, and being in Hays Road:

THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24° 31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11° 40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28"; THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_ day of \_\_\_\_\_, 2019.

WARREN L. CORWIN  
R.P.L.S. No. 4621

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**  
TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JULY 2019

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; 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.

Stone Creek Phase 10, Ltd.  
an Texas limited partnership  
By: Stone Creek Phase 10 GP Corporation,  
a Texas corporation, its General Partner

\_\_\_\_\_  
John Arnold  
Director

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

\_\_\_\_\_  
Planning & 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 \_\_\_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**  
TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
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TBPLS #10031700

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
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JULY 2019



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** December 10, 2019  
**APPLICANT:** Chase Finch; *Corwin Engineering, Inc.*  
**CASE NUMBER:** P2019-045; *Final Plat for Stone Creek, Phase X*

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### SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131. The purpose of the final plat is to establish 118 single-family residential lots as part of the Stone Creek Subdivision. It should be noted this is the final phase of the Stone Creek Subdivision, which upon completion will consist of a total of 886 single-family lots (*i.e. 32 lots less than the maximum permitted by Planned Development District 70 [PD-70]0*).
- The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2007-021*) and Master Plat (*i.e. P2007-017*) approved in conformance with Planned Development District (PD-70).
- The subject property was annexed into the City with the remainder of the Stone Creek Subdivision, which was annexed by four (4) different ordinances: [1] *Ordinance No. 61-01* on February 6, 1961, [2] *Ordinance No. 61-02* on February 6, 1961, [3] *Ordinance No. 86-37* on May 19, 1986, and [4] *Ordinance No. 98-10* on March 16, 1998.
- On April 2, 2007, the City Council approved *Ordinance No. 07-13 [Case No. Z2007-006 and the development agreements]* establishing *Planned Development District 70 (PD-70)* for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. *Planned Development District 70 (PD-70)* would later be amended three (3) times [*i.e. Ordinance No.'s 09-44, 11-35, & 19-41*], two (2) of which increased the amount of land zoned for General Retail (GR) District land uses, and the third to redefine the number of hard-edged ponds required within the residential subdivision.
- On December 3, 2019, the Parks and Recreation Board reviewed the final plat and made the following recommendations:
  - (1) The developer shall pay pro-rata equipment fees of \$83,898.00 (*i.e. \$711.00 x 118 lots*) to be paid at the time of final plat.
  - (2) The developer shall install a 10-foot wide curvilinear trail along John King Boulevard right-of-way with landscaping, and connecting to the existing trail system.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Phase X of the Stone Creek Subdivision*, 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;
- (2) That the pro-rata equipment fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their December 3, 2019 meeting;
- (3) The developer shall be responsible for constructing a ten (10) foot curvilinear trail along the right-of-way of John King Boulevard, and provide the required landscaping as stipulated by the SH-205 By-Pass Overlay (SH-205 BY-OV) District; and,
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History



**Revision 1 Comments Highlighted**

**Project Number** P2019-045  
**Project Name** Stone Creek, Phase X  
**Type** PLAT  
**Subtype** FINAL  
**Status** P&Z HEARING

**Owner** STONE, CREEK SF LTD  
**Applicant** CORWIN ENGINEERING, INC.

**Applied** 11/15/2019 LM  
**Approved**  
**Closed**  
**Expired**  
**Status** 12/5/2019 DG

**Site Address** HAYS RD  
**City, State Zip** ROCKWALL, TX 75087

**Zoning**

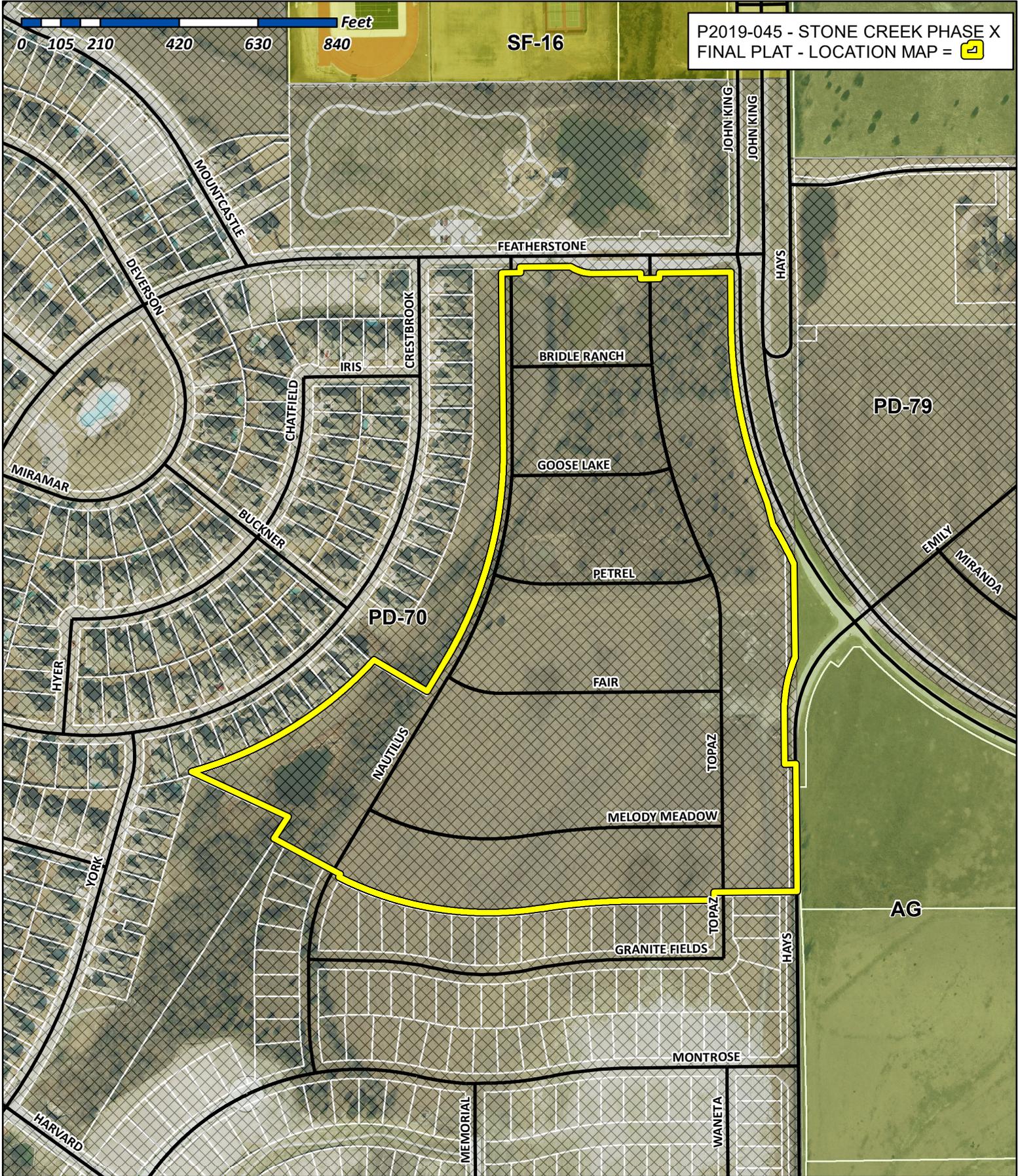
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
STONE CREEK PH 2A	3		3	0131-0000-0003-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING (11/22/2019 8:28 AM SJ) M - Place the labels for the IRF closer to the point. M - Add a 30'x30' ROW clip and a 10' utility easement along John King Blvd. Standards of Design and Construction Section 2.8	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
<b>ENGINEERING</b>	<b>Sarah Johnston</b>	<b>11/27/2019</b>	<b>12/4/2019</b>	<b>11/27/2019</b>		<b>APPROVED</b>	
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
<b>FIRE</b>	<b>Ariana Hargrove</b>	<b>11/26/2019</b>	<b>12/3/2019</b>	<b>11/26/2019</b>		<b>APPROVED</b>	<b>revisions</b>
GIS (11/20/2019 4:44 PM LS) Make sure latest revision containing Fair Dr in place of Albatross Dr is forwarded at time of Mylar submittal.	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	See comments
<b>Parks Board</b> (12/5/2019 11:29 AM DG) P2019-045/Unanimous approval -Pro rata equipment fees: 118 lots x \$711.00 = \$83,898.00 -Continue 10" wide trail with landscape along John King rights-of-way	<b>WENDY YOUNG</b>	<b>12/5/2019</b>	12/12/2019	<b>12/5/2019</b>		COMMENTS	<b>See comments</b>
Parks Department	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/20/2019 3:49 PM DG)							
Parks are Recreation Department Comments from Travis Sales Director of Parks and Recreation and Animal Services:							
Park District 5							
1. Cash in lieu of Land: 118 lots x \$688.00 = \$81,804.00							
2. Pro rata equipment fees: 118 lots x \$711.00 = \$83,898.00							
**Cash in lieu of land fees will not be collected in this process as they were collected previously to develop The Park at Stone Creek Continue 10" wide trail and landscape along John King rights-of-way as required							
**Please note that the Parks and Recreations Board will meet on December3, 2019 at 6:00 p.m. in the City's Council Chambers.							
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/20/2019 3:28 PM DG)						
P2019-045: Final Plat – Stone Creek, Phase X Addition						
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 Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive
I.2						For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
M.3						Please change the case number to P2019-045 in the lower right hand corner of all pages for the revised plat submittal
I.4						The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
I.5						If there are any further street names changes prior to the plat being filed, contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com for approval
I.6						Provide a label for all open space areas to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' Although line 5 under 'Notes' indicates HOA responsibility, the label as requested is to provide consistency throughout this development
I.7						Consider changing all year dates on pages 2 & 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020.
M.8						Correct the Owner's Certificate by changing statement No. 6 and including the language in statement number 7 as found on the application package, which reads as follows:
						7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements
						(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)
I.9						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.
						**The Planning and Zoning Work Session will be held on November 26, 2019. **
I.10						The City Council meeting for this case is scheduled to be held on December 16, 2019.
I.11						The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.
I.12						Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.</p> <p>I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.</p> <p>I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.</p>						
PLANNING	David Gonzales	12/4/2019	12/11/2019	12/4/2019	COMMENTS	Revision 1 Comments
<p>(12/4/2019 11:31 AM DG)</p> <p>P2019-045: Revision 1 Final Plat – Stone Creek, Phase X Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document. (Chapter 38, Municipal Code of Ordinances)</p> <p>I.2 Provide a label on all open space areas of the plat to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' (Chapter 38, Municipal Code of Ordinances)</p> <p>I.3 Change all year dates -- where appropriate -- on pages 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020. (Chapter 38, Municipal Code of Ordinances)</p> <p>I.4 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.</p> <p>I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please see the following scheduled meeting dates below (i.e. I.6 &amp; I.7).</p> <p>I.6 The Planning and Zoning Meeting will be held on December 10, 2019.</p> <p>I.7 The City Council meeting for this case is scheduled to be held on December 16, 2019.</p> <p>I.8 Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.</p> <p>I.9 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.</p>						



P2019-045 - STONE CREEK PHASE X  
 FINAL PLAT - LOCATION MAP = [icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



FINAL PLAT  
OF

# STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

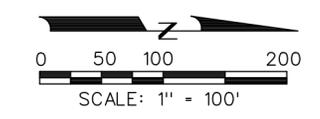
OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

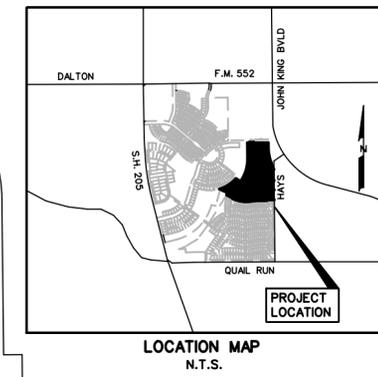
JULY 2019 SCALE 1" = 100'

CASE NO. P2019-045

SHEET 1 OF 3



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	



### NOTES

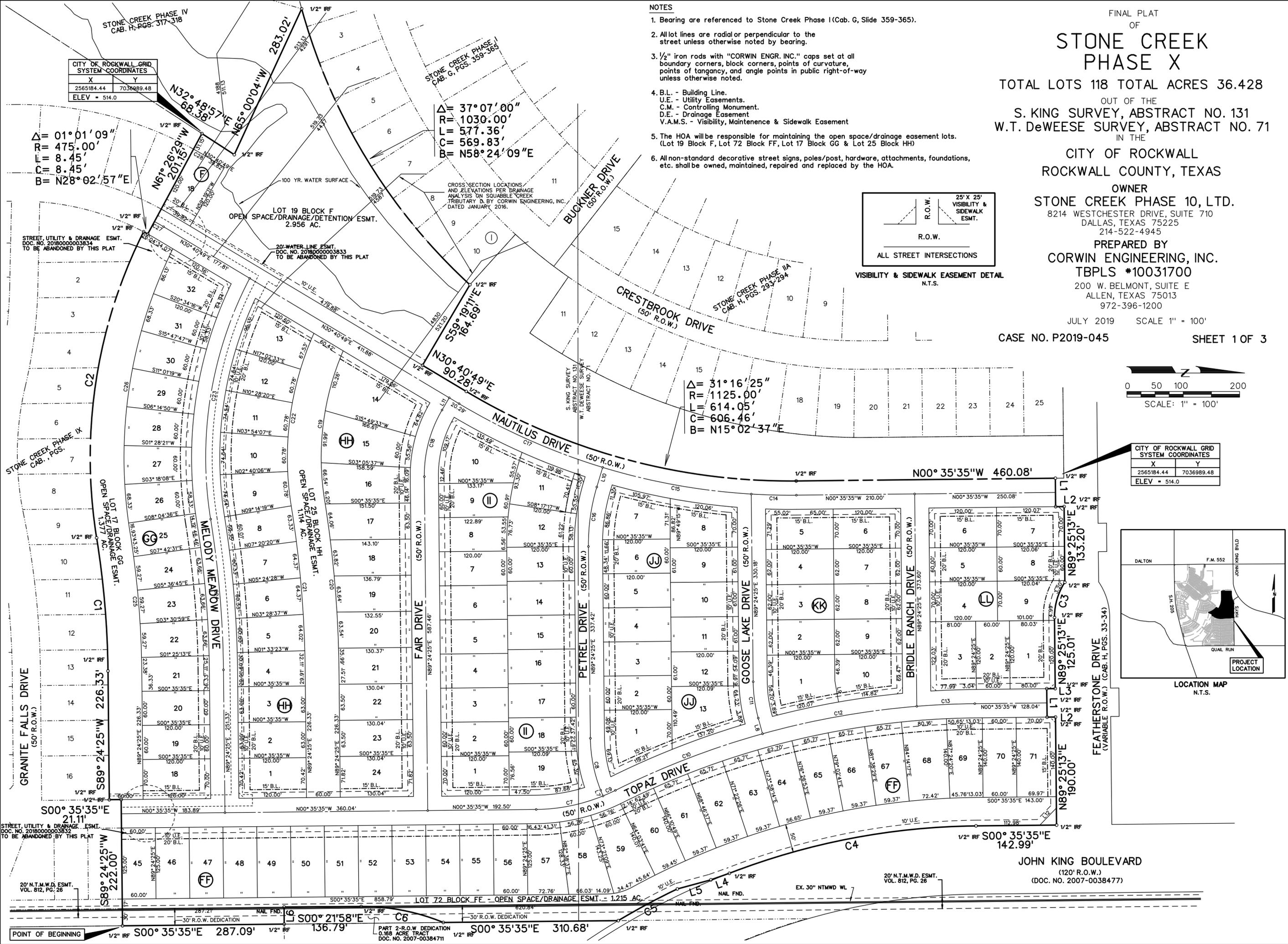
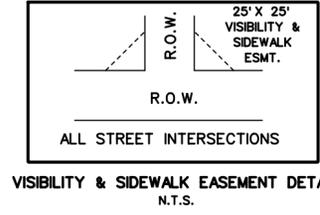
- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	

Δ = 01° 01' 09"  
R = 475.00'  
L = 8.45'  
C = 8.45'  
B = N28° 02' 57" E

Δ = 37° 07' 00"  
R = 1030.00'  
L = 577.36'  
C = 569.83'  
B = N58° 24' 09" E

Δ = 31° 16' 25"  
R = 1125.00'  
L = 614.05'  
C = 606.46'  
B = N15° 02' 37" E



STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003832  
TO BE ABANDONED BY THIS PLAT

POINT OF BEGINNING

S00° 35' 35" E 287.09' 1/2" IRF  
S00° 21' 58" E 136.79' 1/2" IRF  
S00° 35' 35" E 310.68' 1/2" IRF

20' N.T.M.W.D. ESMT.  
VOL. 812, PG. 26

JOHN KING BOULEVARD  
(120' R.O.W.)  
(DOC. NO. 2007-0038477)

LOT 72 BLOCK FF - OPEN SPACE/DRAINAGE ESMT. - 1.215 AC.  
PART 2-R.O.W. DEDICATION  
0.168 ACRE TRACT  
DOC. NO. 2007-0038471

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

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

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

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

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; 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.

Stone Creek Phase 10, Ltd.  
an Texas limited partnership  
By: Stone Creek Phase 10 GP Corporation,  
a Texas corporation, its General Partner

\_\_\_\_\_  
John Arnold  
Director

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

\_\_\_\_\_  
Planning & 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'
12.	S 45°35'11" E	42.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
STONE CREEK PHASE 10, LTD.

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JULY 2019

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab\_Pg\_in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89°24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08°38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85°05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36°03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81°12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01°01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28°02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61°26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32°48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65°00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37°07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58°24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIa, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59°19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIa, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIa;

THENCE, North 30°40'49" East, along the east line of said Stone Creek Phase IIa, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24°31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11°40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00°35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89°25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34°10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73°29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 190.00 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00°35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20°22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10°46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19°17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15°03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05°21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27°58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00°35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22°31'28"; THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10°53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00°21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89°38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00°35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WARREN L. CORWIN  
R.P.L.S. No. 4621

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**  
TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JULY 2019



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** December 16, 2019  
**APPLICANT:** Chase Finch; *Corwin Engineering, Inc.*  
**CASE NUMBER:** P2019-045; *Final Plat for Stone Creek, Phase X*

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### **SUMMARY**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a final plat for a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131. The purpose of the final plat is to establish 118 single-family residential lots as part of the Stone Creek Subdivision. It should be noted this is the final phase of the Stone Creek Subdivision, which upon completion will consist of a total of 886 single-family lots (*i.e. 32 lots less than the maximum permitted by Planned Development District 70 [PD-70]0*).
- The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2007-021*) and Master Plat (*i.e. P2007-017*) approved in conformance with Planned Development District (PD-70).
- The subject property was annexed into the City with the remainder of the Stone Creek Subdivision, which was annexed by four (4) different ordinances: [1] *Ordinance No. 61-01* on February 6, 1961, [2] *Ordinance No. 61-02* on February 6, 1961, [3] *Ordinance No. 86-37* on May 19, 1986, and [4] *Ordinance No. 98-10* on March 16, 1998.
- On April 2, 2007, the City Council approved *Ordinance No. 07-13 [Case No. Z2007-006 and the development agreements]* establishing *Planned Development District 70 (PD-70)* for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Planned Development District 70 (PD-70) would later be amended three (3) times [*i.e. Ordinance No.'s 09-44, 11-35, & 19-41*], two (2) of which increased the amount of land zoned for General Retail (GR) District land uses, and the third to redefine the number of hard-edged ponds required within the residential subdivision.
- On December 3, 2019, the Parks and Recreation Board reviewed the final plat and made the following recommendations:
  - (1) The developer shall pay pro-rata equipment fees of \$83,898.00 (*i.e. \$711.00 x 118 lots*) to be paid at the time of final plat.
  - (2) The developer shall install a 10-foot wide curvilinear trail along John King Boulevard right-of-way with landscaping, and connecting to the existing trail system.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances --* is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

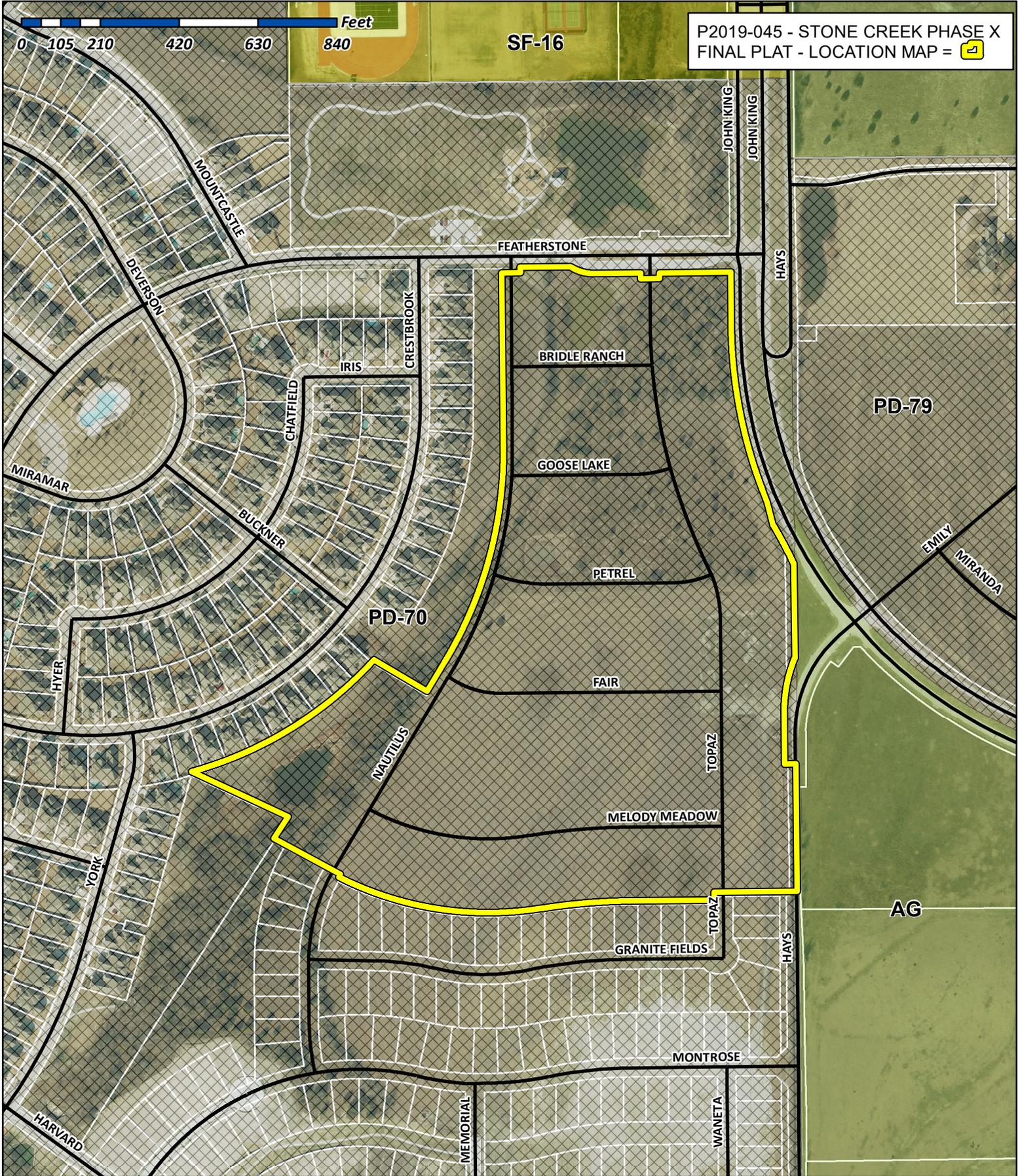
### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the final plat for *Phase X of the Stone Creek Subdivision*, 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;
- (2) That the pro-rata equipment fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their December 3, 2019 meeting;
- (3) The developer shall be responsible for constructing a ten (10) foot curvilinear trail along the right-of-way of John King Boulevard, and provide the required landscaping as stipulated by the SH-205 By-Pass Overlay (SH-205 BY-OV) District; and,
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On December 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat passed by a vote of 6-0, with Commission Moeller absent.



P2019-045 - STONE CREEK PHASE X  
 FINAL PLAT - LOCATION MAP = [icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



FINAL PLAT  
OF

# STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

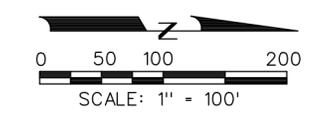
OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

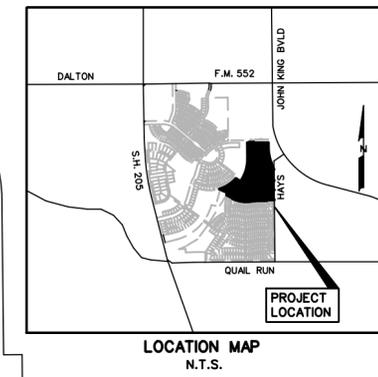
JULY 2019 SCALE 1" = 100'

CASE NO. P2019-045

SHEET 1 OF 3



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	



### NOTES

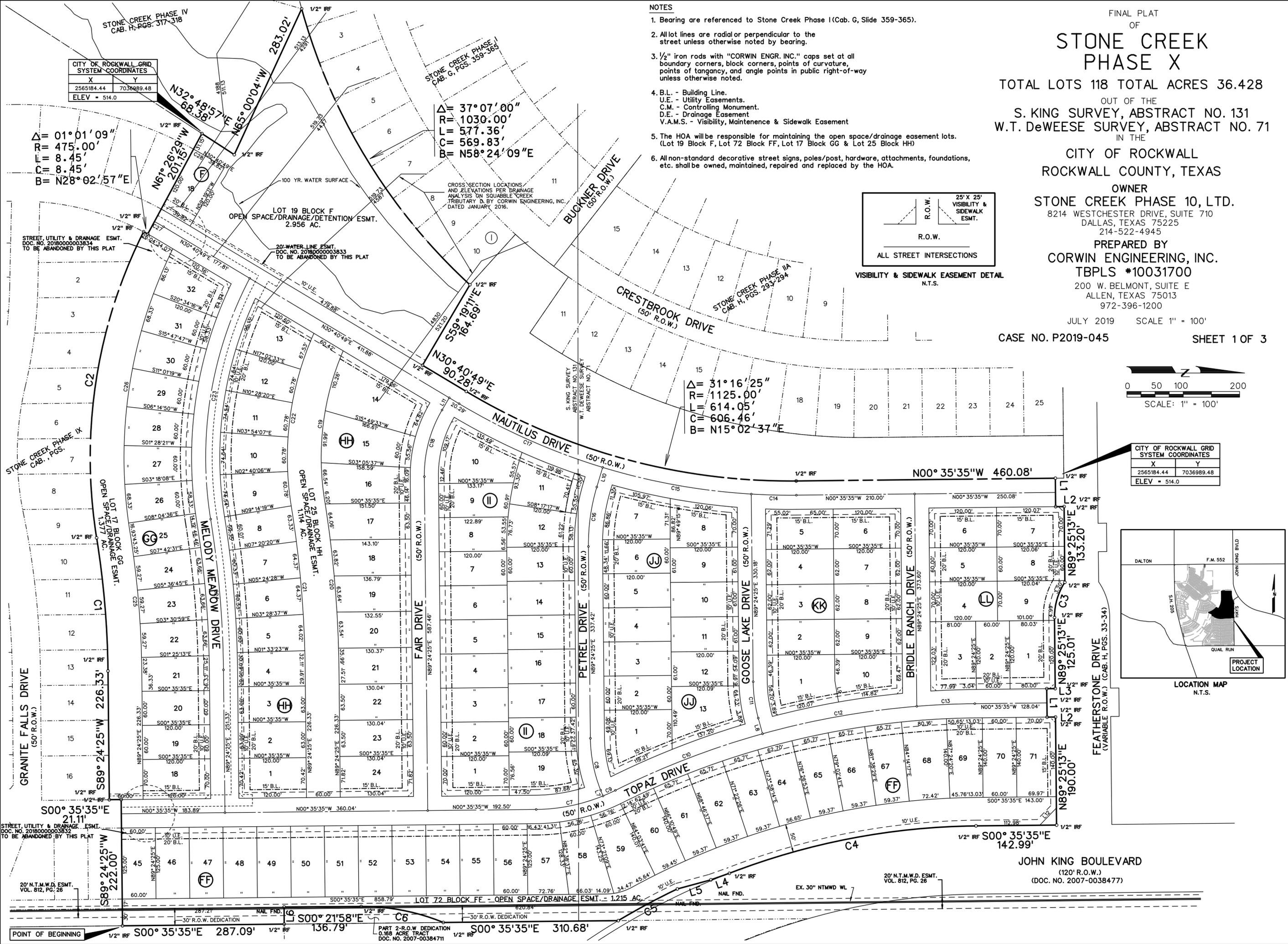
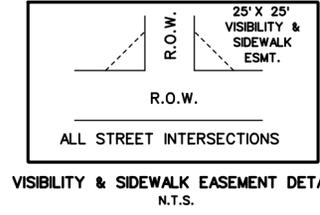
- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement.  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	

Δ = 01° 01' 09"  
R = 475.00'  
L = 8.45'  
C = 8.45'  
B = N28° 02' 57" E

Δ = 37° 07' 00"  
R = 1030.00'  
L = 577.36'  
C = 569.83'  
B = N58° 24' 09" E

Δ = 31° 16' 25"  
R = 1125.00'  
L = 614.05'  
C = 606.46'  
B = N15° 02' 37" E



STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003832  
TO BE ABANDONED BY THIS PLAT

POINT OF BEGINNING

30' R.O.W. DEDICATION  
S00° 35' 35" E 287.09'  
S00° 21' 58" E 136.79'  
S00° 35' 35" E 310.68'

30' R.O.W. DEDICATION  
S00° 35' 35" E 142.99'  
S00° 35' 35" E 142.99'

LOT 72 BLOCK FF - OPEN SPACE/DRAINAGE ESMT. - 1.215 AC.  
PART 2-R.O.W. DEDICATION  
0.168 ACRE TRACT  
DOC. NO. 2007-00384711

20' N.T.M.W.D. ESMT.  
VOL. 812, PG. 26

20' N.T.M.W.D. ESMT.  
VOL. 812, PG. 26

STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003834  
TO BE ABANDONED BY THIS PLAT

20' WATER LINE ESMT.  
DOC. NO. 2018000003833  
TO BE ABANDONED BY THIS PLAT

CROSS SECTION LOCATIONS  
AND ELEVATIONS PER DRAINAGE  
ANALYSIS ON SQUABBLE CREEK  
TRIBUTARY D. BY CORWIN ENGINEERING, INC.  
DATED JANUARY 2016.

BUCKNER DRIVE  
(50' R.O.W.)

CRESTBROOK DRIVE  
(50' R.O.W.)

NAUTILUS DRIVE  
(50' R.O.W.)

FAIR DRIVE  
(50' R.O.W.)

PETREL DRIVE  
(50' R.O.W.)

GOOSE LAKE DRIVE  
(50' R.O.W.)

BRIDLE RANCH DRIVE  
(50' R.O.W.)

FEATHERSTONE DRIVE  
(VARIABLE R.O.W.) (CAB. H, PGS. 33-34)

JOHN KING BOULEVARD  
(120' R.O.W.)  
(DOC. NO. 2007-0038477)

GRANITE FALLS DRIVE  
(50' R.O.W.)

LOT 17 BLOCK GG  
OPEN SPACE/DRAINAGE ESMT.  
1.377 AC.

MELODY MEADOW DRIVE

LOT 25 BLOCK HH  
OPEN SPACE/DRAINAGE ESMT.  
1.114 AC.

STONE CREEK PHASE IV  
CAB. H, PGS. 317-318

STONE CREEK PHASE I  
CAB. G, PGS. 359-365

STONE CREEK PHASE IIA  
CAB. H, PGS. 293-294

STONE CREEK PHASE IX  
CAB. G, PGS. 7

STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003832  
TO BE ABANDONED BY THIS PLAT

STREET, UTILITY & DRAINAGE ESMT.  
DOC. NO. 2018000003832  
TO BE ABANDONED BY THIS PLAT

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

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

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

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

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; 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.

Stone Creek Phase 10, Ltd.  
an Texas limited partnership  
By: Stone Creek Phase 10 GP Corporation,  
a Texas corporation, its General Partner

\_\_\_\_\_  
John Arnold  
Director

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

\_\_\_\_\_  
Planning & 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'
12.	S 45°35'11" E	42.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
STONE CREEK PHASE 10, LTD.

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JULY 2019

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab\_Pg\_in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89°24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08°38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85°05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36°03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81°12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01°01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28°02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61°26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32°48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65°00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37°07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58°24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59°19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30°40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24°31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11°40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00°35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89°25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34°10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73°29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 190.00 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00°35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20°22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10°46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19°17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15°03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05°21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27°58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00°35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22°31'28"; THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10°53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00°21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89°38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00°35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WARREN L. CORWIN  
R.P.L.S. No. 4621

FINAL PLAT  
OF  
**STONE CREEK  
PHASE X**  
TOTAL LOTS 118 TOTAL ACRES 36.428  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
STONE CREEK PHASE 10, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JULY 2019



December 17, 2019

TO: Chase Finch  
Corwin Engineering, Inc.  
200 W. Belmont Suite E  
Allen, TX 75013

CC: John Arnold  
Stone Creek Phase 10, Ltd.  
8214 Westchester Drive, Suite 710  
Dallas, TX 75225

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2019-045; *Final Plat for Stone Creek, Phase X*

John Arnold:

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 December 16, 2019. 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;
- (2) That the pro-rata equipment fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their December 3, 2019 meeting;
- (3) The developer shall be responsible for constructing a ten (10) foot curvilinear trail along the right-of-way of John King Boulevard, and provide the required landscaping as stipulated by the SH-205 By-Pass Overlay (SH-205 BY-OV) District; and,
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat passed by a vote of 6-0, with Commission Moeller absent.

City Council

On December 16, 2019, the City Council's motion to approve the final plat with staff conditions passed by a vote of 6-0, with Councilmember Johannesen 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) Two (2) sets 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 \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

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 letter from the *Rockwall County Clerk's Office* 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 a minimum of 180-days from the approval date. Failure to miss 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.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager