



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-013 P&Z DATE 05/10/22 CC DATE 05/16/22 APPROVED/DENIED

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

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

02022-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retain Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Metroplex Acquisition Fund, L.P.

☒ APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON Christopher Zamora

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE & ZIP The Woodlands, TX 77380

CITY, STATE & ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamora@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 18th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

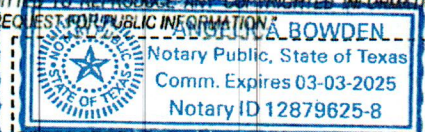
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 18th DAY OF March, 2022

OWNER'S SIGNATURE

Billy T. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.25



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:

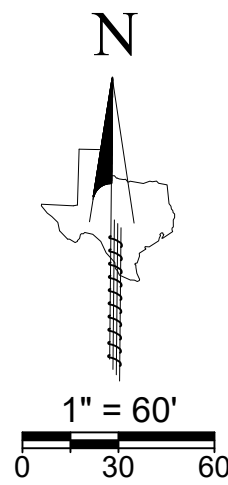
Review Date:

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

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

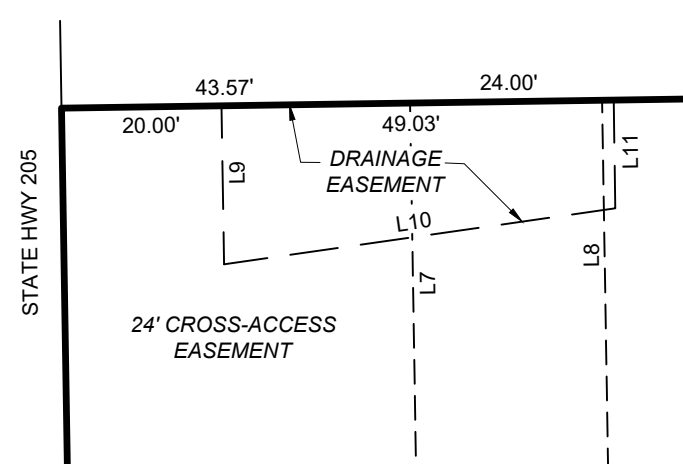
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]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



LOT 1A,
DIRKWOOD
ESTATES
OWNER: LIU JOHN Q
AND CONNIE Q

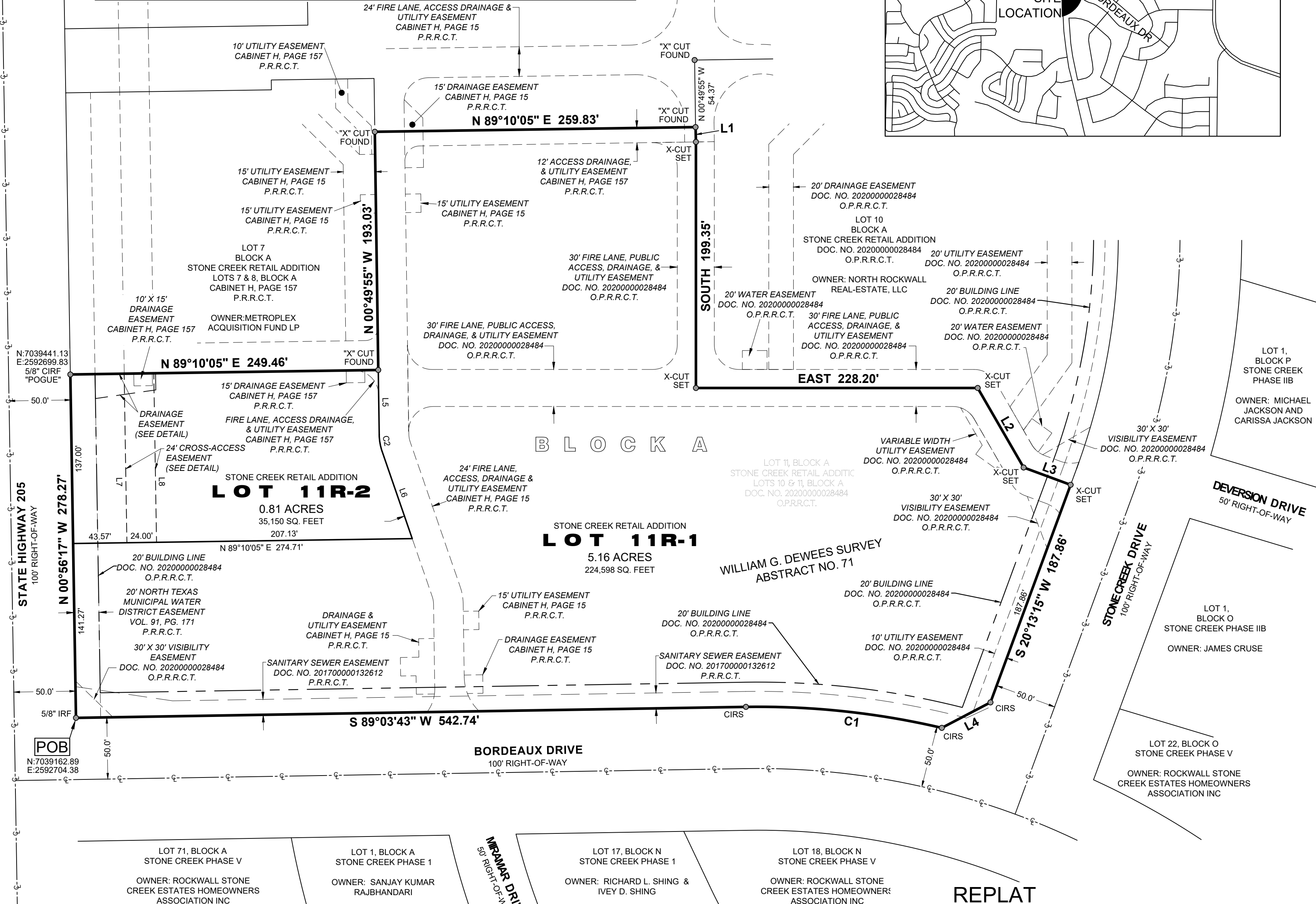
LOT 1, BLOCK A,
MASON-STEED
ADDITION,
OWNER: JOHN
AND CONNIE Q LIU

DETAIL (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'



LEGEND

POB POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.R.C.T. = DEED RECORDS,
ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS,
ROCKWALL COUNTY, TEXAS

ENGINEER

Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR

Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

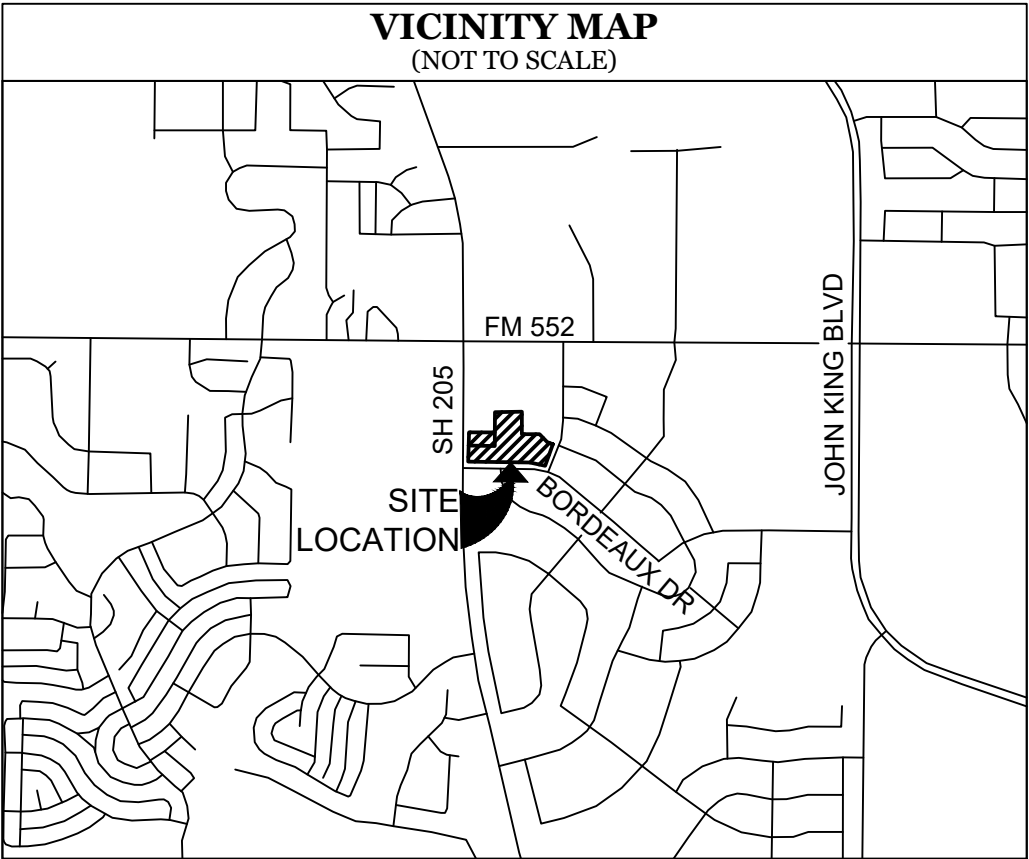
OWNER

Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 11R-1 & 11R-2, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P
PAGE 1 OF 2



GENERAL NOTES
1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8.) 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.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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

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

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____
Billy J. Brice, III Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Matthew Raabe
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	Date
APPROVED:	
I hereby certify that the above and foregoing plat of STONE CREEK RETAIL ADDITION , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Mayor, City of Rockwall	City Secretary, City of Rockwall
City Engineer	

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)

CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P _____
PAGE 2 OF 2

Project 1910.030-14		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022		
Drafter TAR/CF/BE		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

02022-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retain Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Metroplex Acquisition Fund, L.P.

☒ APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON Christopher Zamora

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE & ZIP The Woodlands, TX 77380

CITY, STATE & ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamora@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 18th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

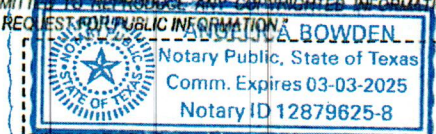
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 18th DAY OF March, 2022

OWNER'S SIGNATURE

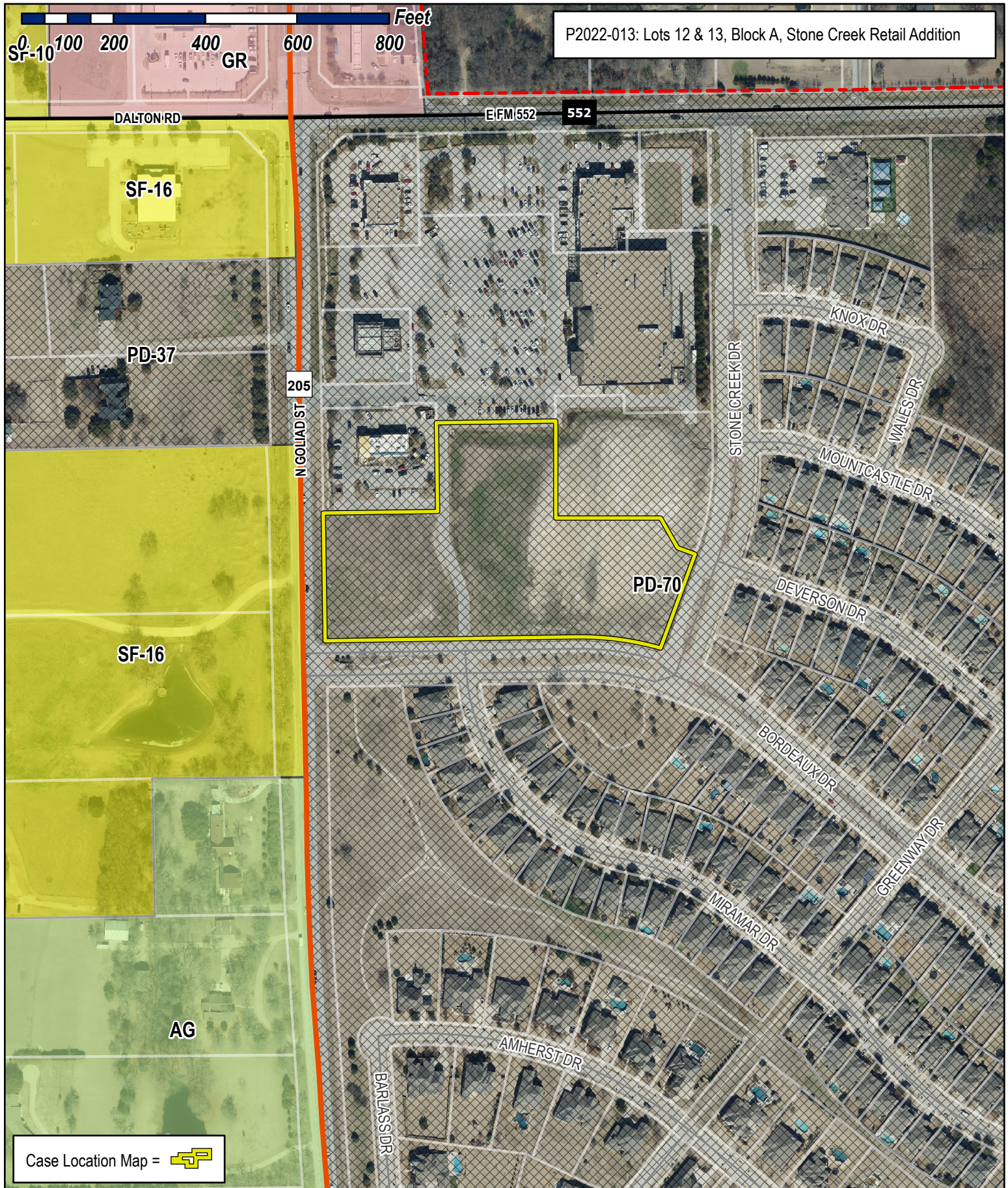
Billy T. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.25

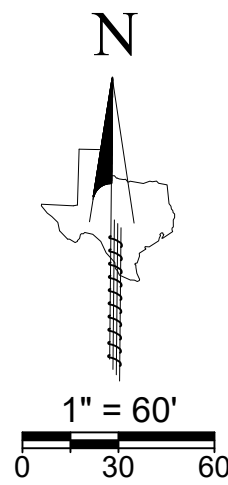


City of Rockwall

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.

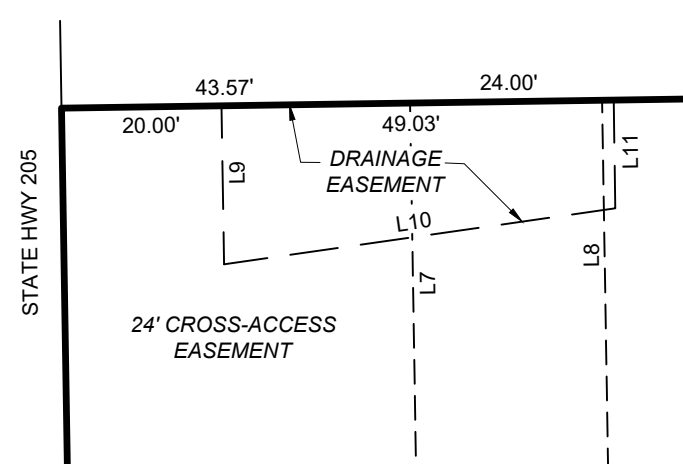




LOT 1A,
DIRKWOOD
ESTATES
OWNER: LIU JOHN Q
AND CONNIE Q

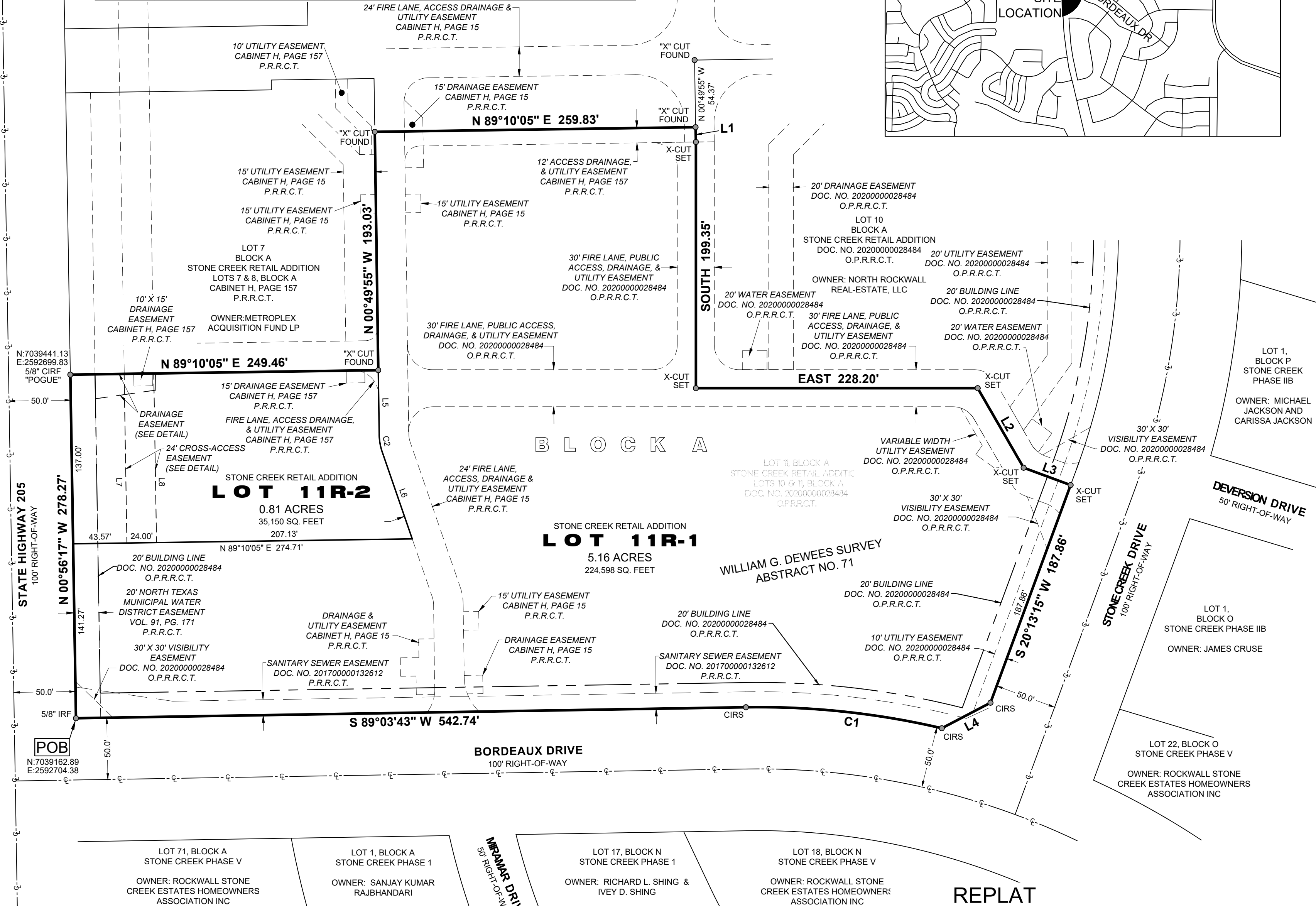
LOT 1, BLOCK A,
MASON-STEED
ADDITION,
OWNER: JOHN
AND CONNIE Q LIU

DETAIL (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'



LEGEND

POB POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.R.C.T. = DEED RECORDS,
ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS,
ROCKWALL COUNTY, TEXAS

ENGINEER

Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR

Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

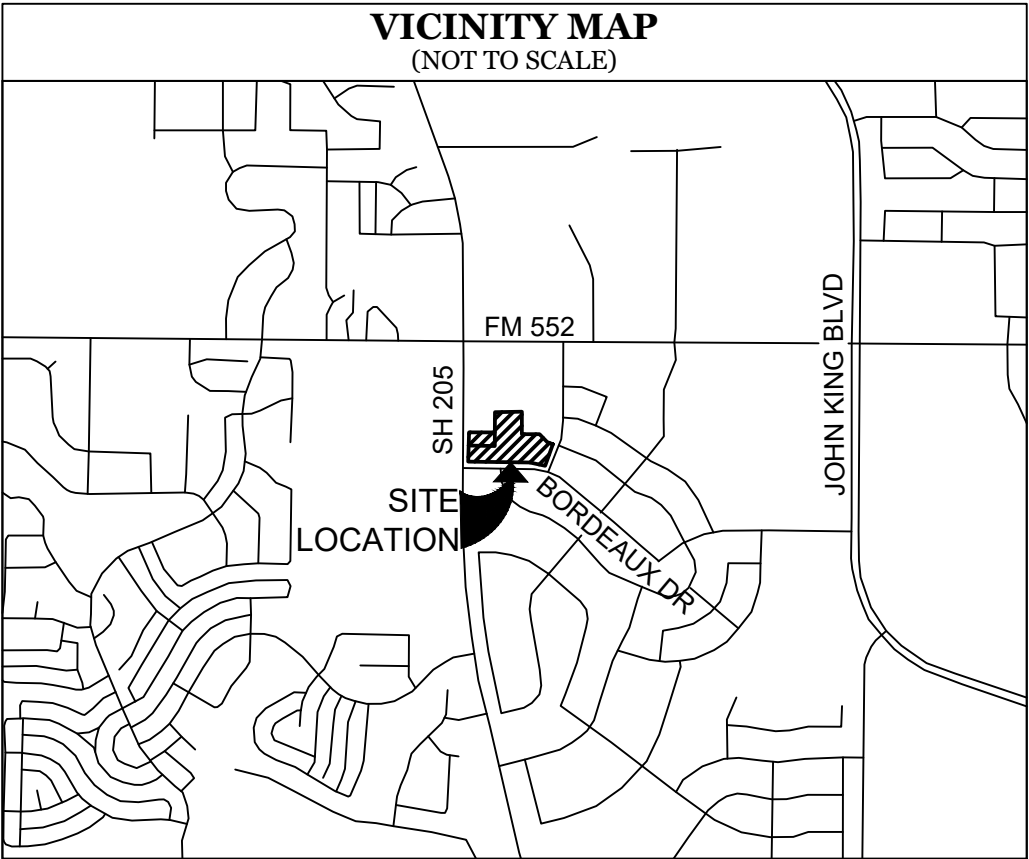
OWNER

Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 11R-1 & 11R-2, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P
PAGE 1 OF 2



GENERAL NOTES
1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8.) 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.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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

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

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____
Billy J. Brice, III Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Matthew Raabe
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	Date
APPROVED:	
I hereby certify that the above and foregoing plat of STONE CREEK RETAIL ADDITION , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Mayor, City of Rockwall	City Secretary, City of Rockwall
City Engineer	

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)

CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P _____
PAGE 2 OF 2

Project 1910.030-14		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022		
Drafter TAR/CF/BE		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 26, 2022

APPLICANT: Christopher Zamord; *Jones Carter on behalf of Metroplex Acquisition Fund, LP*

CASE NUMBER: P2022-013; *Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Replat for a 5.96-acre parcel of land (*i.e. Lot 11, Block A, Stone Creek Retail Addition*) for the purpose of creating two (2) lots (*i.e. Lots 12 & 13, Block A, Stone Creek Retail Addition*) to facilitate the development of a *Restaurant with less than 2,000 SF, with Drive-Through or Drive-In (i.e. Salads and Go)* on Lot 12.
- ☒ The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 28, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-033*] for the *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. Salads and Go)*.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 12 & 13, Block A, Stone Creek Retail Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/21/2022

PROJECT NUMBER: P2022-013
PROJECT NAME: Lots 12 & 13, Block A, Stone Creek Retail Addition
SITE ADDRESS/LOCATIONS: 3068 N GOLIAD ST, ROCKWALL, 75087

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

CASE CAPTION: Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lot 12, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: P2022-013: Replat for Lot 12 & 13, Block A, Stone Creek Retail Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

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

M.3 For reference, include the case number (P2022-013) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Replat
Lots 12 & 13, Block A, Stone Creek Retail Addition
Being a Replat of Lot 11, Block A, Stone Creek Retail Addition
Creating 2 Lots
Containing a Total of 5.96 Acres
Situated in the William G. Dewees Survey, Abstract No. 71,
City of Rockwall, Rockwall County, Texas

M.5 Please correct the lot numbers from Lots 11R-1 & 11R-2 to Lots 12 & 13 on all areas of the plat.

M.6 Please remove the "Storm Drainage Improvements Statement" (#7 in Owners Dedication) but keep it on the "General Notes" section on the plat.

M.7 Please remove statement #8 from the Owners Dedication and add it to the "General Notes" section on the plat.

I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.9 Please review and correct all items listed by the Engineering Department.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible

for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on April 26, 2022.

I.11 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.

I.12 The projected City Council Meeting date for this case will be May 2, 2022.

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: - Label the Detention easement along the street frontage.

- Label the Sidewalk and Landscape easement along the street frontage.

- Update Note 7 of the General Notes "Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.

- Update Note 1 to state, "No buildings, structure, wall, fence, etc., shall be constructed or placed upon, over, or across the easements on-site.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-073

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retain Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Metroplex Acquisition Fund, L.P.☒ APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE & ZIP The Woodlands, TX 77380

CITY, STATE & ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamora@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

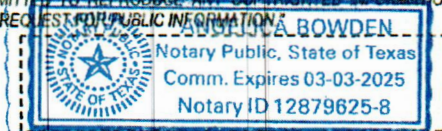
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 2022

OWNER'S SIGNATURE

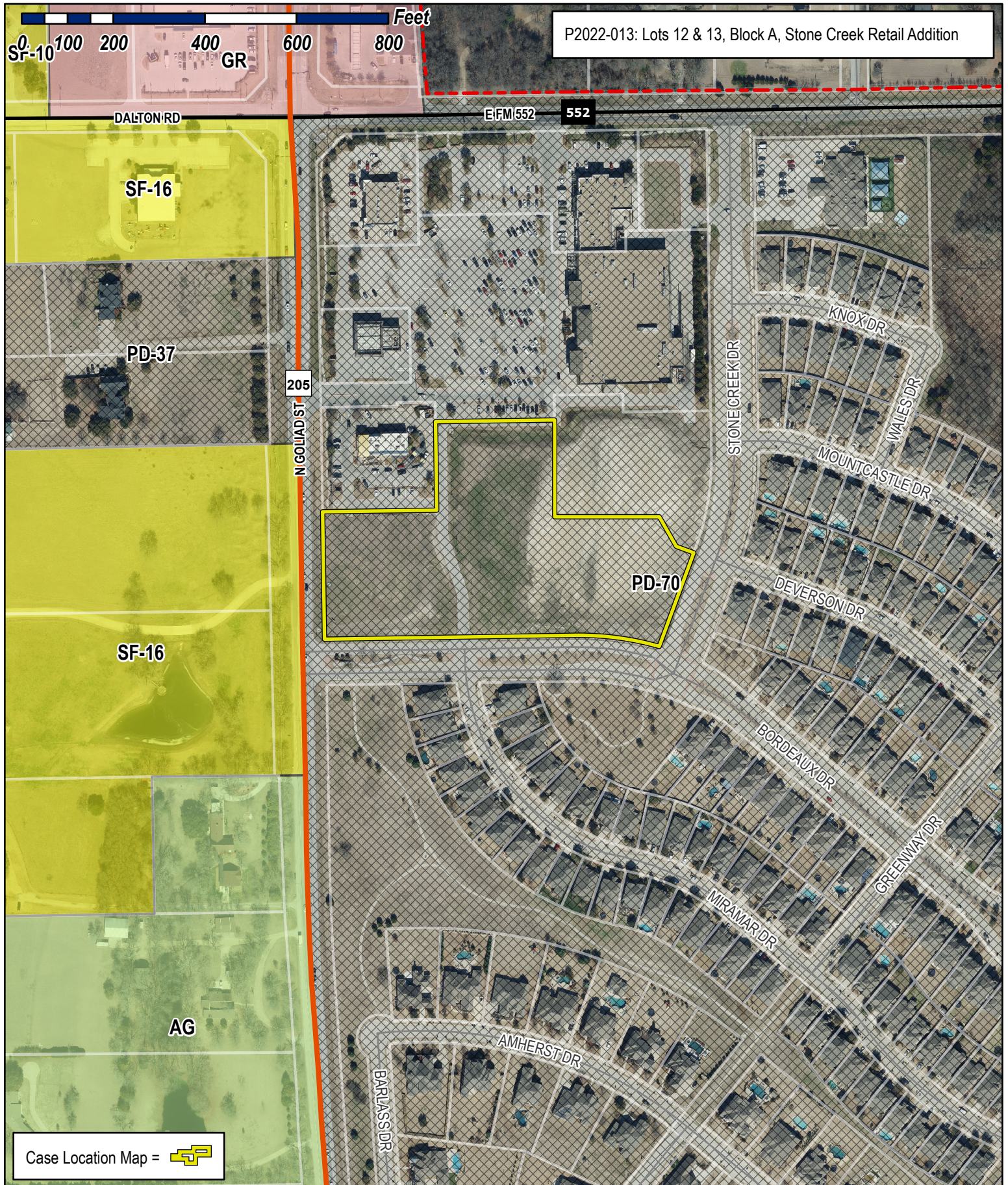
Billy T. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.25

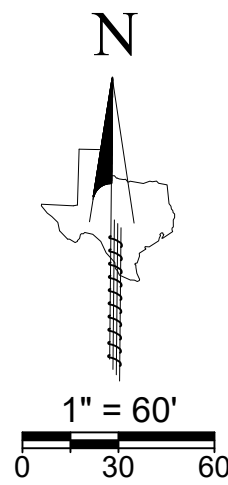


City of Rockwall

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.

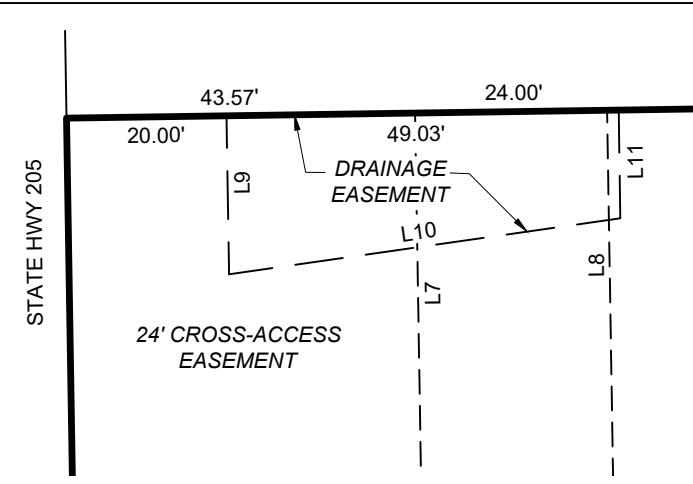




LOT 1A,
DIRKWOOD
ESTATES
OWNER: LIU JOHN Q
AND CONNIE Q

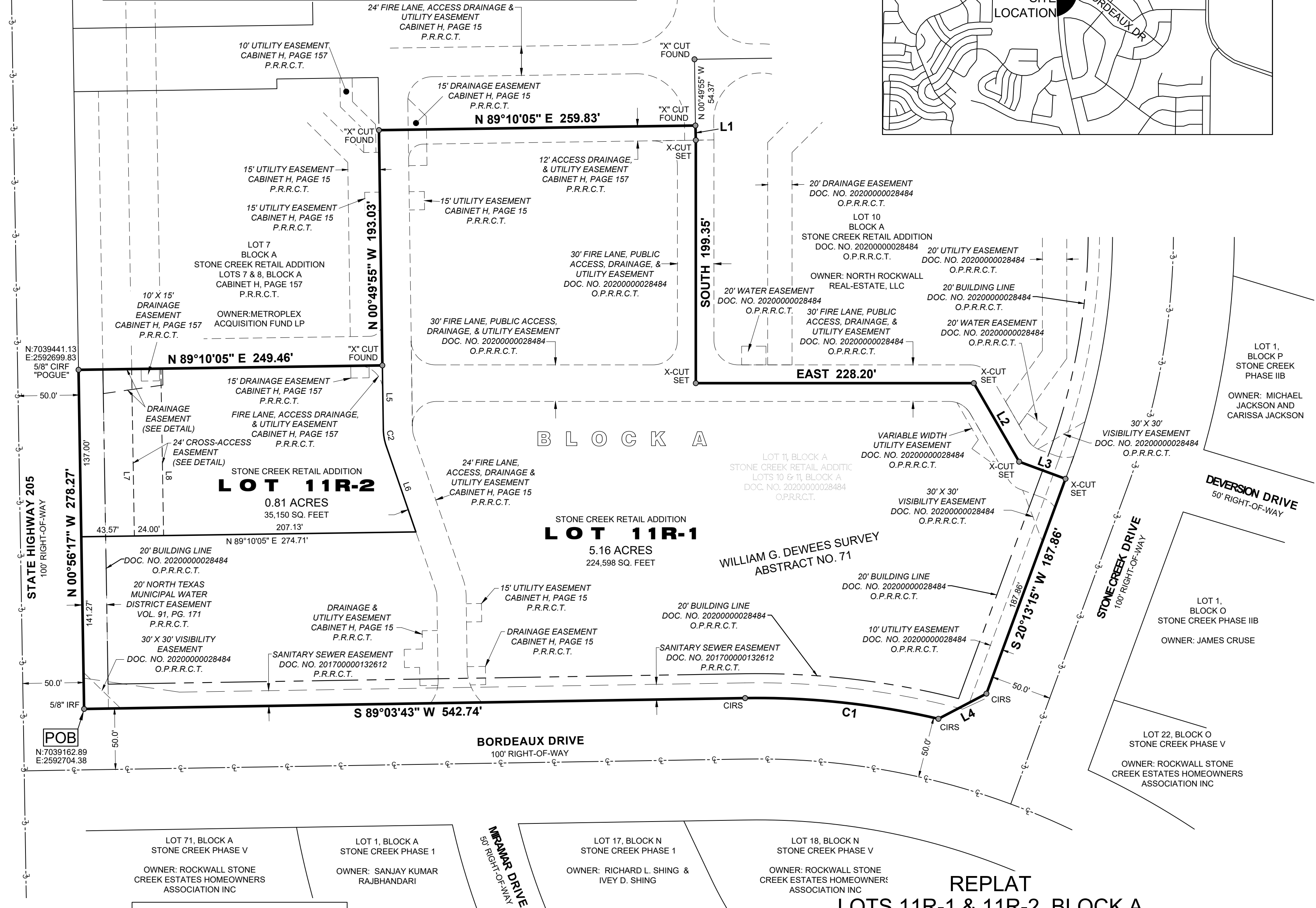
LOT 1, BLOCK A,
MASON-STEED
ADDITION,
OWNER: JOHN
AND CONNIE Q LIU

DETAIL (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'



LEGEND

POB POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.R.C.T. = DEED RECORDS,
ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS,
ROCKWALL COUNTY, TEXAS

ENGINEER

Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR

Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

OWNER

Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P
PAGE 1 OF 2

Project


1910.030-14

Date

03/15/2022

Drafter

TAR/CF/BE



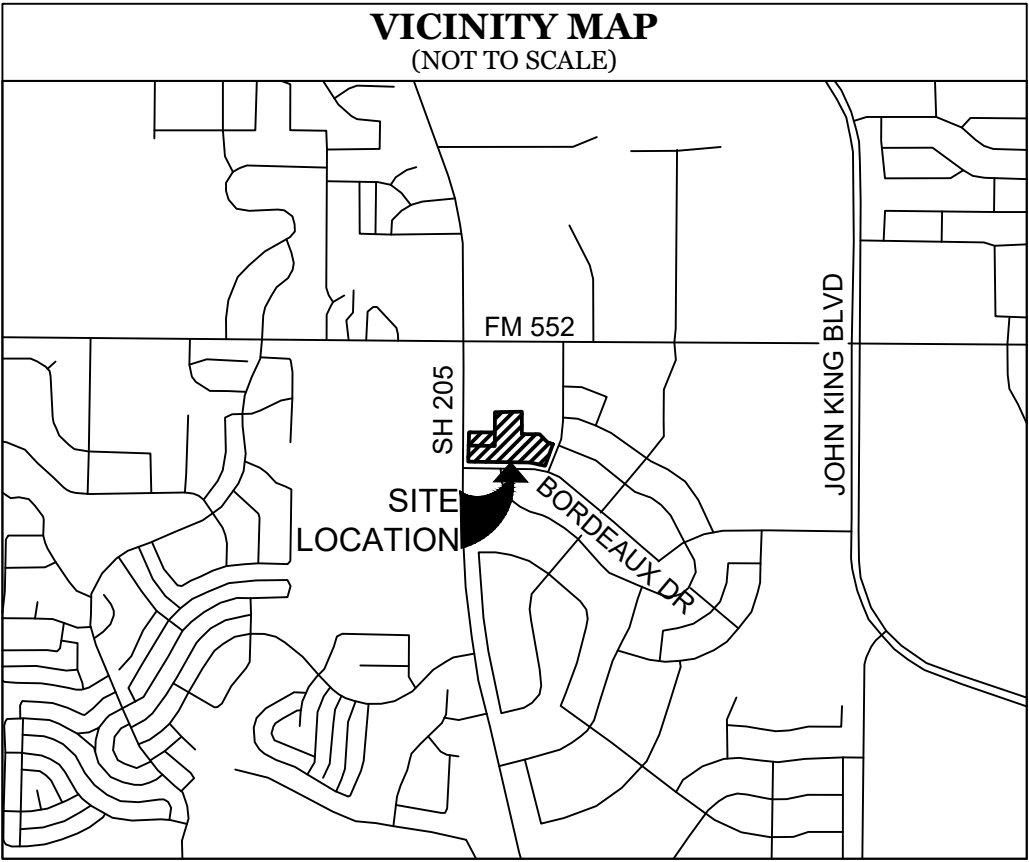
EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177



GENERAL NOTES
1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8.) 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.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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

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

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____
Billy J. Brice, III Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Matthew Raabe
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	Date
APPROVED:	
I hereby certify that the above and foregoing plat of STONE CREEK RETAIL ADDITION , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Mayor, City of Rockwall	City Secretary, City of Rockwall
City Engineer	

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)

CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P _____
PAGE 2 OF 2

Project 1910.030-14		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022		
Drafter TAR/CF/BE		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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: May 2, 2022

APPLICANT: Christopher Zamord; *Jones Carter on behalf of Metroplex Acquisition Fund, LP*

CASE NUMBER: P2022-013; *Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Replat for a 5.96-acre parcel of land (*i.e. Lot 11, Block A, Stone Creek Retail Addition*) for the purpose of creating two (2) lots (*i.e. Lots 12 & 13, Block A, Stone Creek Retail Addition*) to facilitate the development of a *Restaurant with less than 2,000 SF, with Drive-Through or Drive-In (i.e. Salads and Go)* on Lot 12.
- ☒ The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 28, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-033*] for the *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. Salads and Go)*.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Replat for *Lots 12 & 13, Block A, Stone Creek Retail Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Womble absent.

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-073

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retain Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Metroplex Acquisition Fund, L.P.☒ APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE & ZIP The Woodlands, TX 77380

CITY, STATE & ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamorin@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

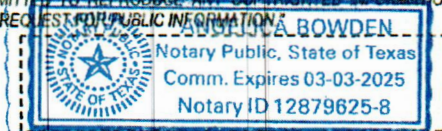
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 2022

OWNER'S SIGNATURE

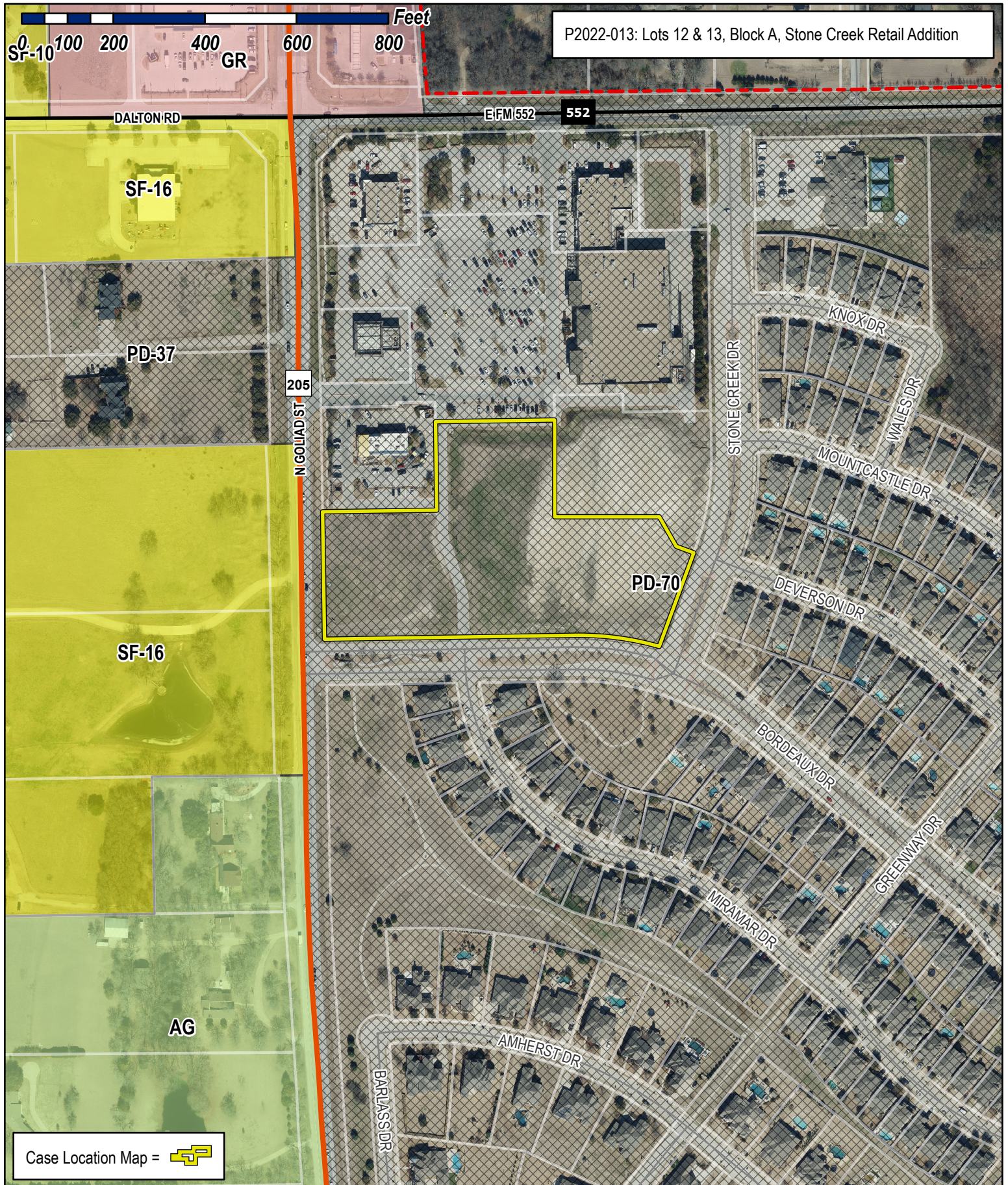
Billy T. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.25

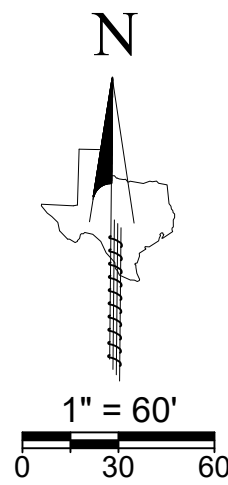


City of Rockwall

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.

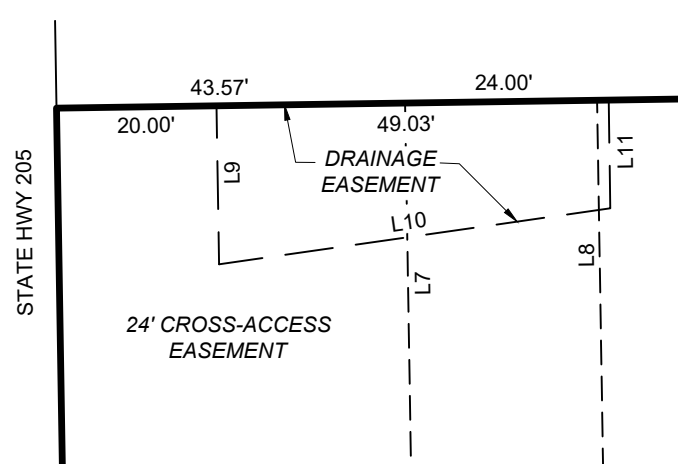




LOT 1A,
DIRKWOOD
ESTATES
OWNER: LIU JOHN Q
AND CONNIE Q

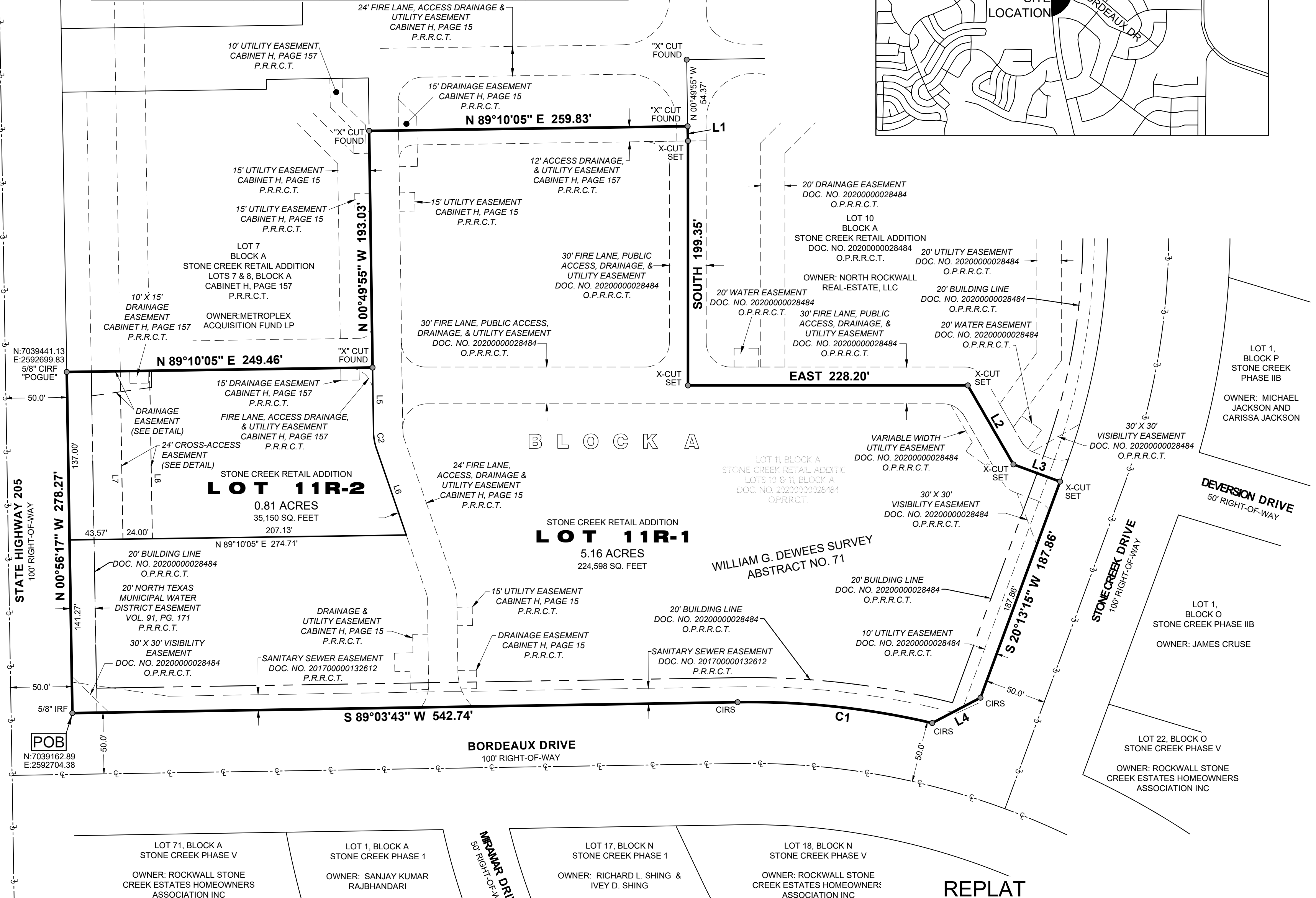
LOT 1, BLOCK A,
MASON-STEED
ADDITION,
OWNER: JOHN
AND CONNIE Q LIU

DETAIL (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'



LEGEND

POB POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.R.C.T. = DEED RECORDS,
ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS,
ROCKWALL COUNTY, TEXAS

ENGINEER

Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR

Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

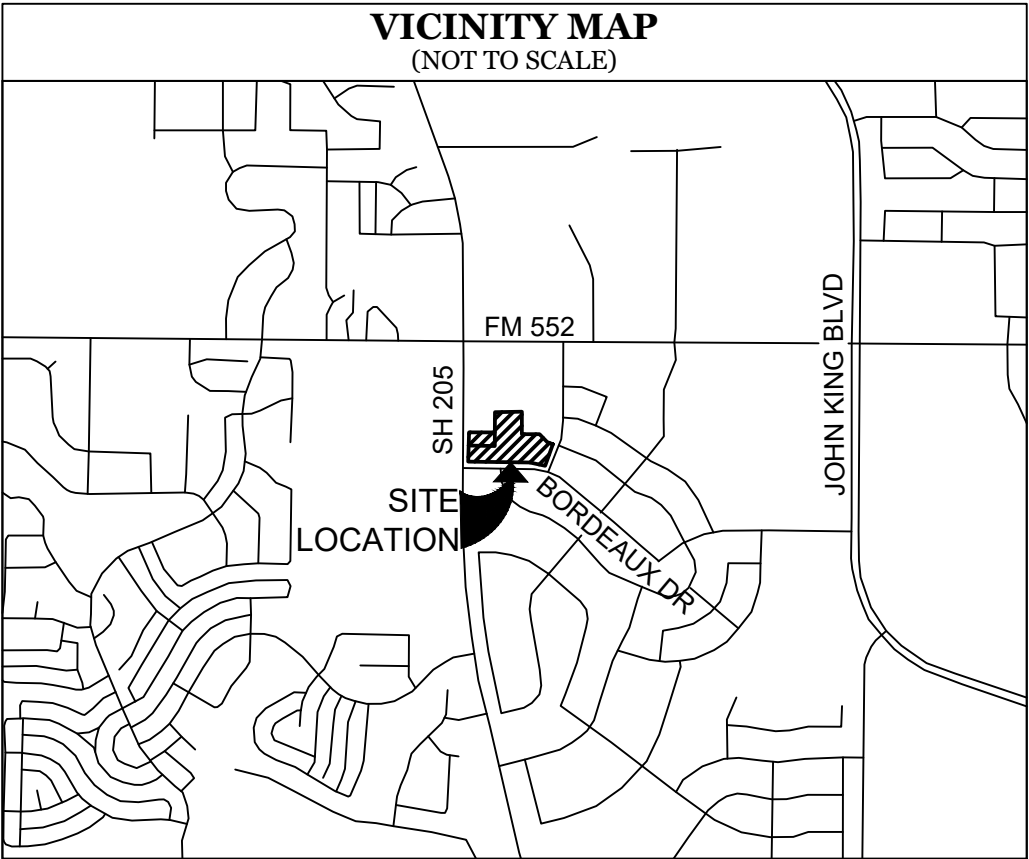
OWNER

Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 11R-1 & 11R-2, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)
CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P
PAGE 1 OF 2



GENERAL NOTES
1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8.) 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.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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

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

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____
Billy J. Brice, III Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Matthew Raabe
Registered Professional Land Surveyor #6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	Date
APPROVED:	
I hereby certify that the above and foregoing plat of STONE CREEK RETAIL ADDITION , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Mayor, City of Rockwall	City Secretary, City of Rockwall
City Engineer	

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
LOTS: 2 (PROPOSED)

CONTAINING A TOTAL OF 5.96 ACRES
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P _____
PAGE 2 OF 2

Project 1910.030-14		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022		
Drafter TAR/CF/BE		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



May 11, 2022

TO: Christopher Zamord
4500 Mercantile Plaza Drive, Suite 210
Fort Worth, TX 76137

COPY: Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380

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

SUBJECT: P2022-013; *Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition*

To Whom It May Concern:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 2, 2022.

Planning and Zoning Commission

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 2, 2022, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

Please note that the filing 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 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates 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) 772-6488.

Sincerely,

Angelica Gamez
Planning Coordinator