



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-017 P&Z DATE 05/10/22 CC DATE 05/17/22 APPROVED/DENIED

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

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
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. P2022-017

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
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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

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- 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT] 1

LOTS [PROPOSED] 132

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 Falcon Place SF, LTD.

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

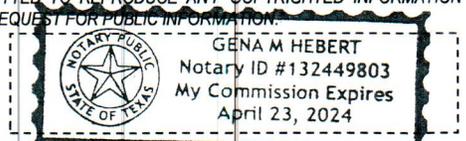
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

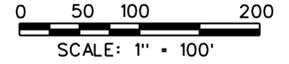
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2024



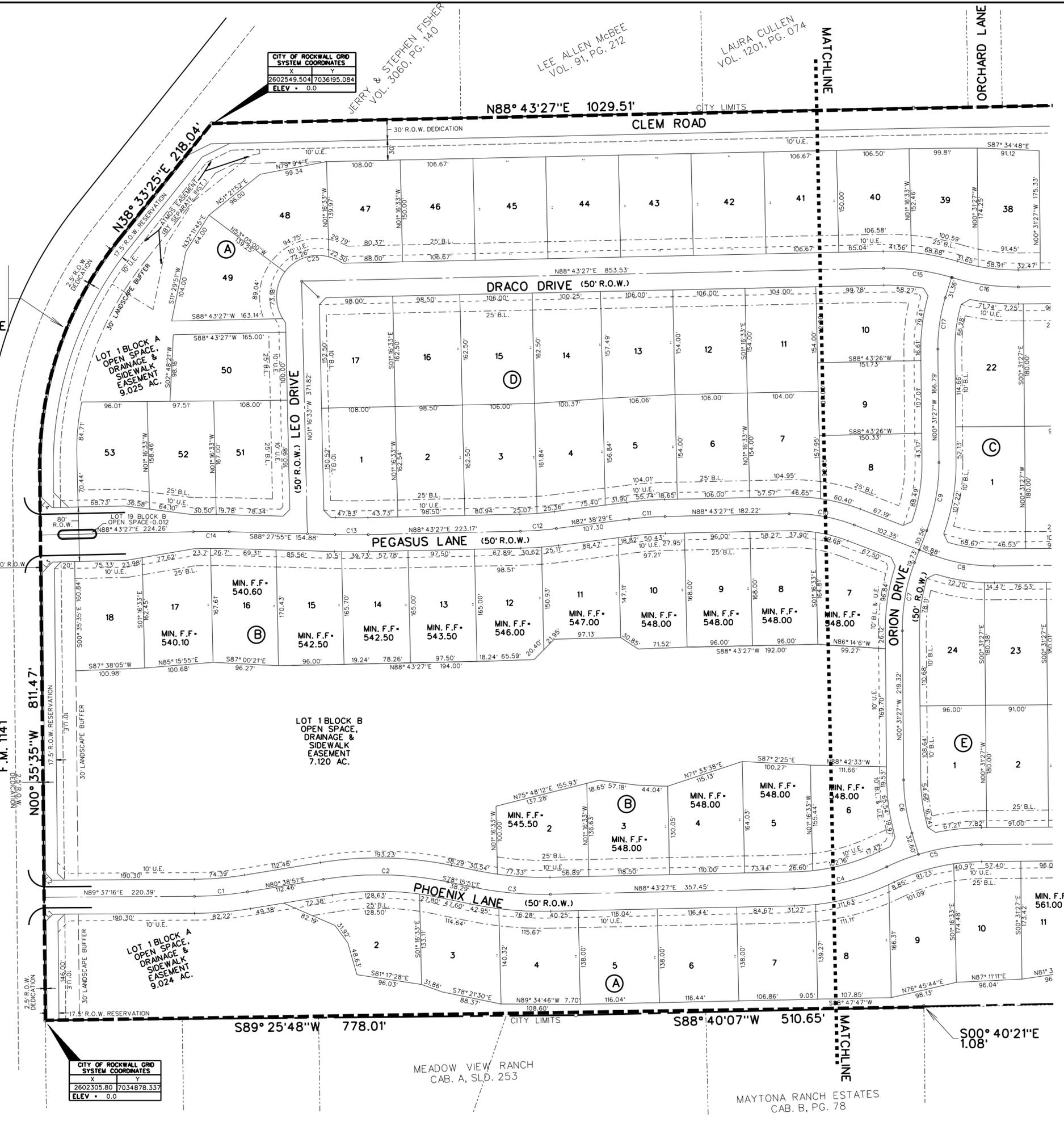
$\Delta = 39^\circ 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^\circ 58' 55'' E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2602549.504	7036195.084	0.0

JERRY & STEPHEN FISHER
VOL. 3060, PG. 140

LEE ALLEN McBEE
VOL. 91, PG. 212

LAURA CULLEN
VOL. 1201, PG. 074



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831
 TOTAL RESIDENTIAL LOTS 132
 DENSITY 1.674

FINAL PLAT
 OF
**WINDING CREEK
 SUBDIVISION**

BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3

OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

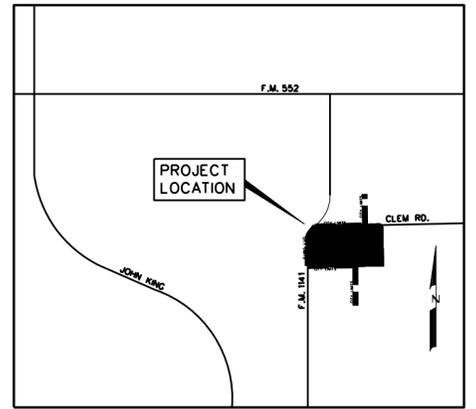
IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**

APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945

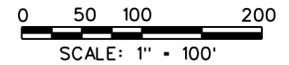
GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

ERWIN KARL DANIEL
VOL. 6424, PG. 27



LOCATION MAP
N.T.S.



WILLIAM McCALLUM
DOC. NO. 2015-000001423

NOTES

- Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- No trees to be placed in right-of-ways or 10' utility easements 8. along right-of-ways or along lot lines.

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DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'



OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation):

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

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OF
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SUBDIVISION

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Planning and Zoning Department
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STAFF USE ONLY

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ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT] 1

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OWNER Falcon Place SF, LTD.

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

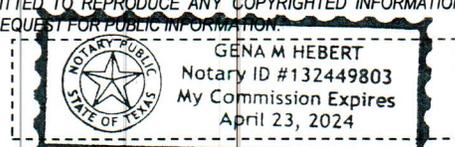
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

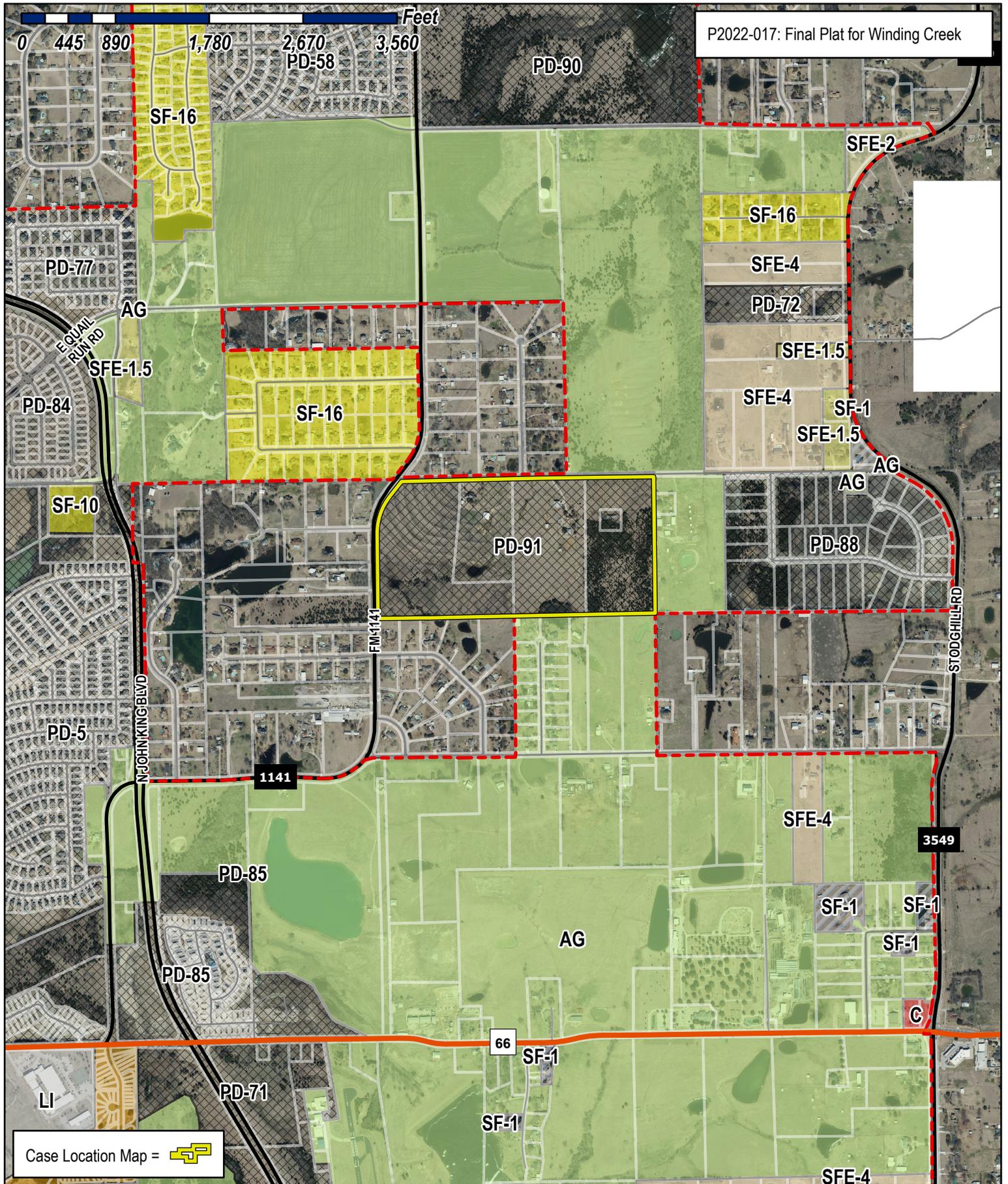
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2024



P2022-017: Final Plat for Winding Creek

Case Location Map =

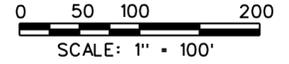


City of Rockwall

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

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





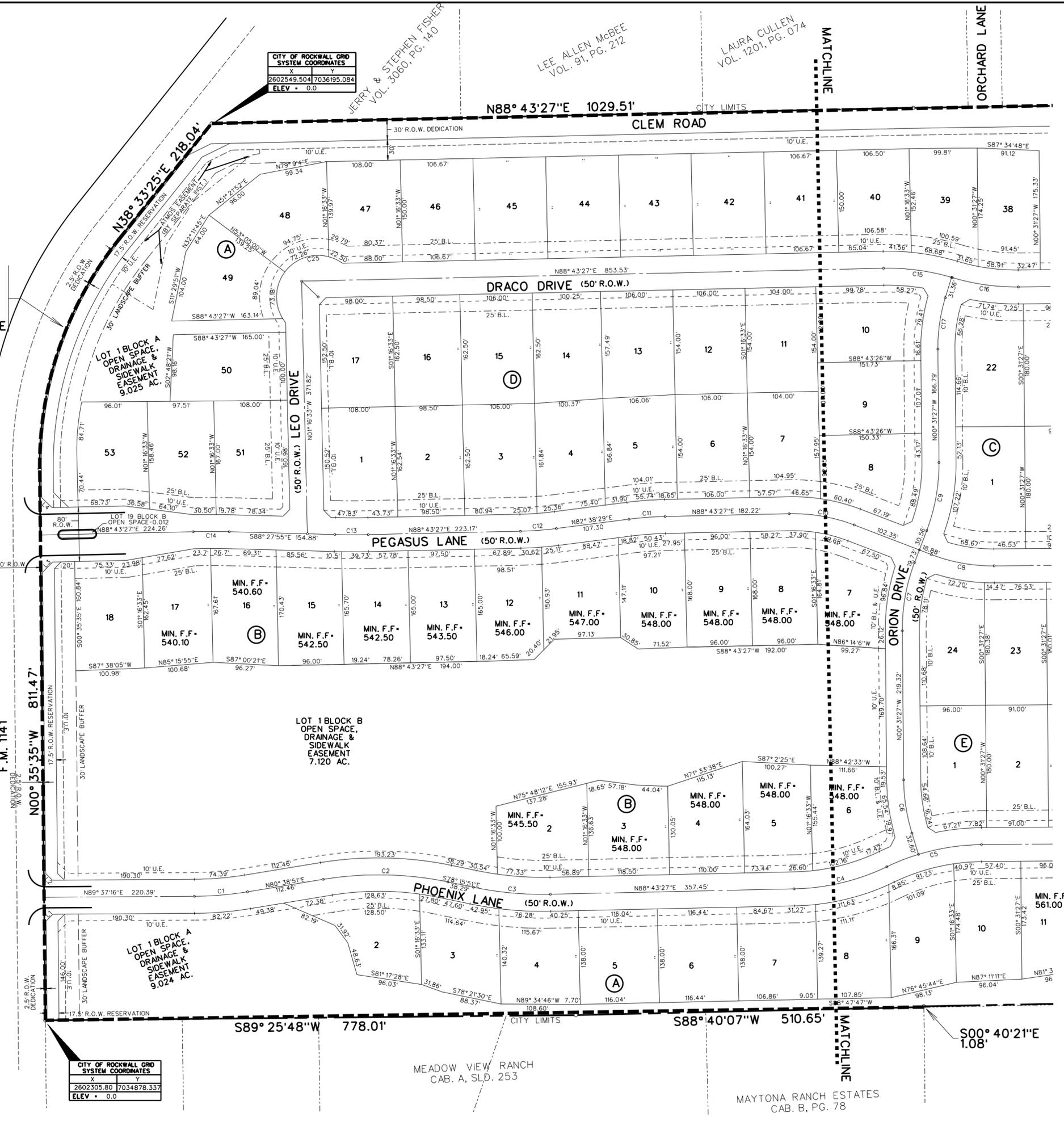
$\Delta = 39^\circ 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^\circ 58' 55'' E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2602549.504	7036195.084	0.0

JERRY & STEPHEN FISHER
VOL. 3060, PG. 140

LEE ALLEN McBEE
VOL. 91, PG. 212

LAURA CULLEN
VOL. 1201, PG. 074



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" W	41.28'
4.	S 43°24'54" E	40.46'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
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10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831
 TOTAL RESIDENTIAL LOTS 132
 DENSITY 1.674

FINAL PLAT
 OF
WINDING CREEK SUBDIVISION
 BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 MARCH 2022 SCALE 1" = 100'
 CASE #P2021-051 SHEET 1 OF 3

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2602305.80	7034878.337	0.0

MEADOW VIEW RANCH
CAB. A, SLD. 253

MAYTONA RANCH ESTATES
CAB. B, PG. 78

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation):

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
WINDING CREEK
SUBDIVISION

BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.

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

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: P2022-017
PROJECT NAME: Final Plat for Winding Creek
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2022-017) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 91 (PD-91), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- M.5 Please correct the Title Block to the following:

Final Plat
Winding Creek Subdivision
Lots 1-53, Block A; Lots 1-19, Block B;
Lots 1-22, Block C; Lots 1-17, Block D;
Lots 1-24, Block E
Being 78.831 Acres or 3,433,878.6 SF
132 Residential Lots and 3 Open Space Lots
Being Tracts 17, 17-01, 22, 22-04 & 22-05 of the
W. M. Dalton Survey, Abstract No. 72
City of Rockwall, Rockwall County, Texas

- I.6 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 approval. The Planning and Zoning Commission Meetings for this case will be held on April 26, 2022 and May 10, 2022. The Parks Board meeting for this case will be held on May 3, 2022.
- 1.7 The projected City Council Meeting date for this case will be May 16, 2022.

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

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

- 04/20/2022: - Need Instrument Number for the Atmos Easement.
- ROW clip to be 30'x30' current and reservation.
 - Include a 6' wide utility easement, as discussed along properties without franchise utilities.
 - Label all Utility Easements.
 - Include 100-YR fully developed floodplain line, x-section station and water surface elevations. Erosion Hazard Setback line.
 - Sidewalk Easement for around parallel parking area.
 - Lot 1, Block B is "open space, drainage, detention, and sidewalk easement"
 - Include Site Triangle for FM 1141 and Pegasus intersection. The site triangle shall be the greater of the current FM 1141 section and the ultimate thoroughfare section a Major 4-Lane divided Arterial (M4D). Provide exhibits for the M4D, existing has already been provided in TIA.
 - Include Min FF elevations for the properties adjacent to floodplain limits.
 - Callout ROW clip dimensions.
 - 30' Wide Easement, since two utility lines (Lot 1, Black A)
 - Include 20' wide WL easement at NE corner.
 - Add note, "All Non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA. "

Landscape Plans

- Need to show the 10" sanitary sewer line near Pegasus connection to 1141.
- Any vegetation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement.

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
FIRE	Henry Lee	04/22/2022	N/A

No Comments

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

04/19/2022: Please send a CAD (.dwg) of the lot lines and street centerlines so addressing can begin.

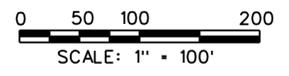
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A

No Comments

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

04/18/2022: P2022-017 (Henry Lee)
 Park District 8
 Cash In Lieu of Land: \$609.00 x 132 lots = \$80,388.00
 Pro Rata Equipment Fee: \$577.00 x 132 lots = \$76,164.00
 Total per lot x lots: \$1,186.00 x 132 lots = \$156,552.00

(Collecting fees only)



$\Delta = 39^\circ 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^\circ 58' 55'' E$

Need Inst. Number

Label U.E.

Curve ROW like other elbows

Include a 6' wide utility easement, as discussed.

Include a 6' wide utility easement, as discussed.

ROW clip to be 30'x30' current and reservation

Min FF

Include Site Triangle for FM 1141 and Pegasus intersection. The site triangle shall be the greater of the current FM 1141 section and the ultimate thoroughfare section a Major 4-Lane divided Arterial (M4D). Provide exhibits for the M4D, existing has already been provided in TIA.

Sidewalk Easement for around parallel parking area

Include 100-YR fully developed floodplain line, x-section station and water surface elevations. Erosion Hazard Setback line.

ROW clip to be 30'x30' current and reservation

LOT 1 BLOCK A OPEN SPACE, DRAINAGE & SIDEWALK EASEMENT 9.024 AC.

Sidewalk Easement for around parallel parking area

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2602305.80	7034878.337	0.0

LOT 1 BLOCK B OPEN SPACE, DRAINAGE & SIDEWALK EASEMENT 7.120 AC.

Min FF

LINE TABLE

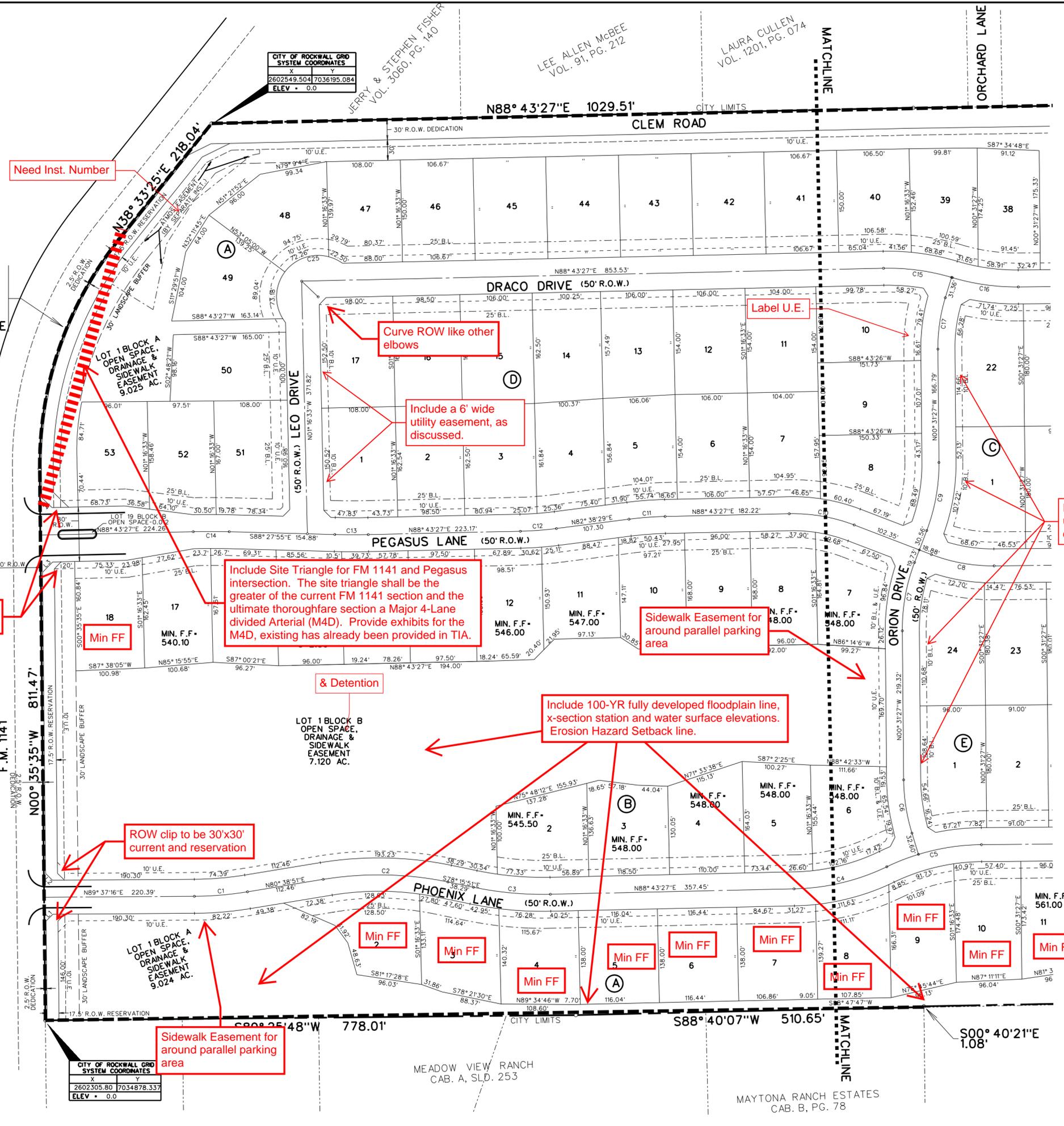
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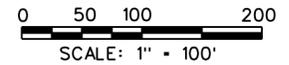
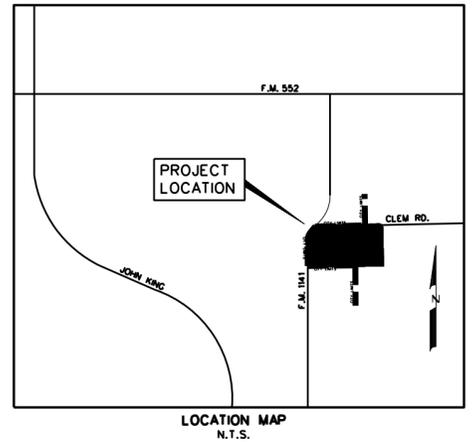
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14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
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		61.00'	194.65'	121.96'	N46°26'10"E
		9.50'	7.37'	7.19'	N22°45'50"W
		25.50'	40.06'	36.06'	N44°28'33"E
		9.50'	7.60'	7.40'	N22°24'16"E
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		9.50'	5.08'	5.02'	N74°09'04"E
		61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831
 TOTAL RESIDENTIAL LOTS 132
 DENSITY 1.674

FINAL PLAT
 OF
WINDING CREEK SUBDIVISION
 BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 OUT OF THE
 J.M. GLASS SURVEY, ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 MARCH 2022 SCALE 1" = 100'
 CASE #P2021-051 SHEET 1 OF 3



ERWIN KARL DANIEL
VOL. 6424, PG. 27

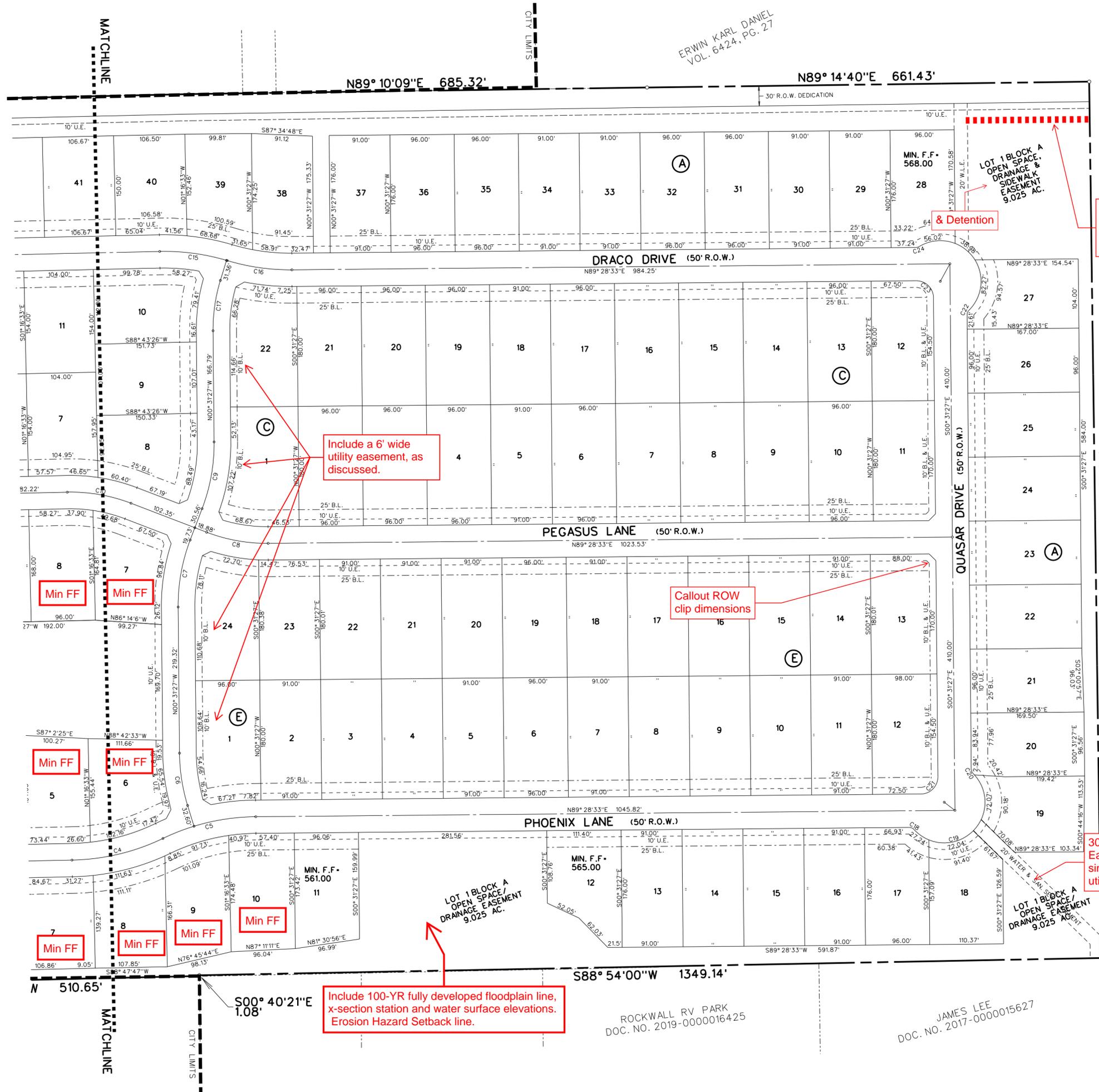


NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. No trees to be placed in right-of-ways or 10' utility easements
B. along right-of-ways or along lot lines.

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
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MARCH 2022 SCALE 1" = 100'
CASE •P2021-051 SHEET 2 OF 3



Include a 6' wide utility easement, as discussed.

Callout ROW clip dimensions

30' Wide Easement, since two utility lines

Include 100-YR fully developed floodplain line, x-section station and water surface elevations. Erosion Hazard Setback line.

Min FF

Min FF

Min FF

Min FF

Min FF

Min FF

LOT 1 BLOCK A OPEN SPACE, DRAINAGE EASEMENT 9.025 AC.

LOT 1 BLOCK A OPEN SPACE, DRAINAGE EASEMENT 9.025 AC.

JAMES LEE
DOC. NO. 2017-0000015627

ROCKWALL RV PARK
DOC. NO. 2019-000016425

WILLIAM McCALLUM
DOC. NO. 2015-000001423

500° 46' 30"E 1314.86'

S88° 54' 00"W 1349.14'

S00° 40' 21"E 1.08'

N 510.65'

N89° 14' 40"E 661.43'

N89° 10' 09"E 685.32'

MIN. F.F. - 568.00

MIN. F.F. - 565.00

MIN. F.F. - 561.00

LOCATION MAP N.T.S.

MATCHLINE

CITY LIMITS

CITY LIMITS

MATCHLINE

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation):

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 2015000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

All Non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

NOTARY CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
WINDING CREEK
SUBDIVISION

BEING
78.831 ACRES or
3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.

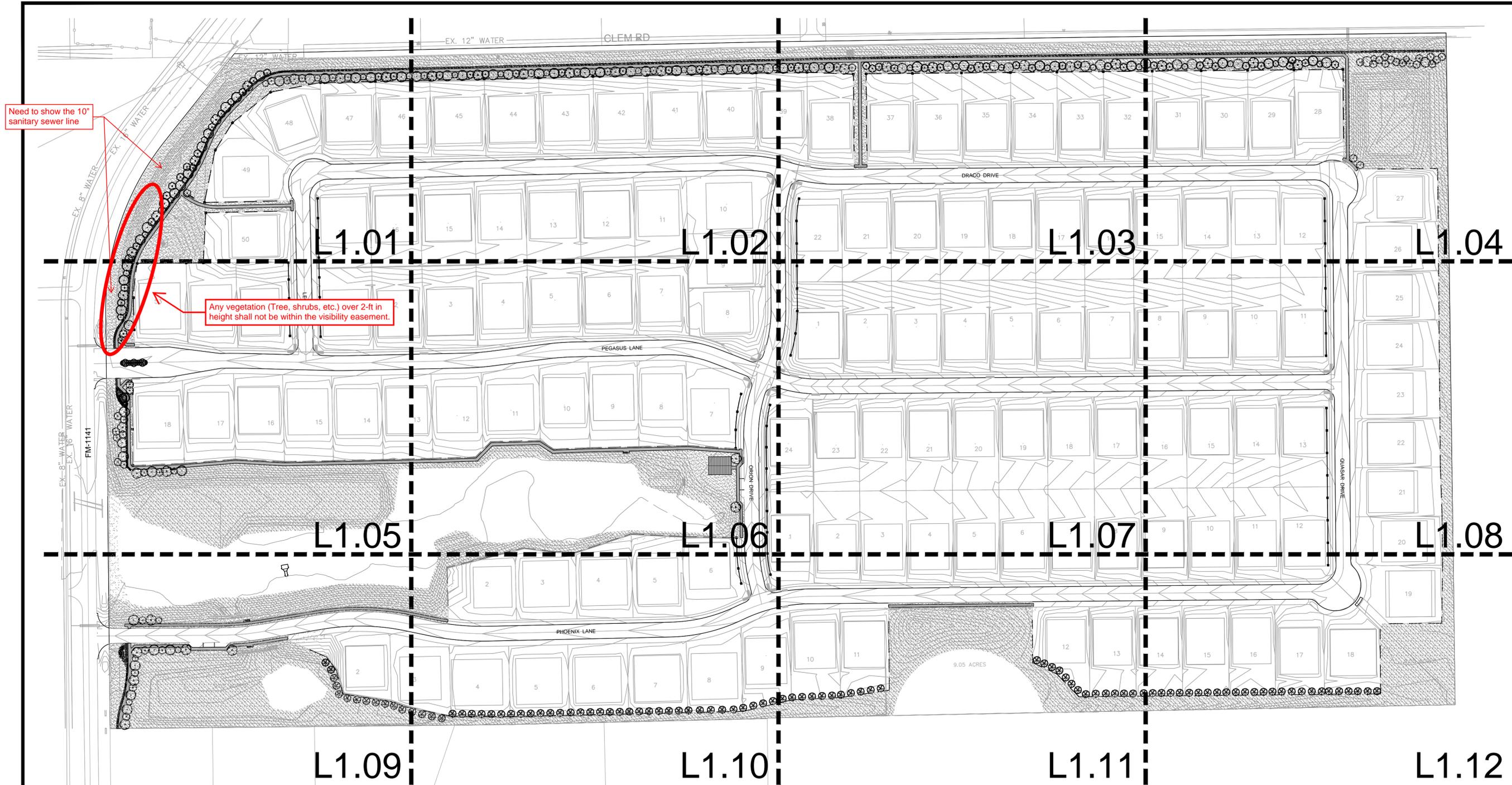
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG

PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 2.0 Landscape Plan.dwg | Date Plotted: 3/15/2022 10:30 AM | Plotted By: mwilson



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR		HESPERALOE PARVIFLORA / RED YUCCA
	QUERCUS MACROCARPA / BURR OAK		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	ULMUS CRASSIFOLIA / CEDAR ELM		MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	GROUND COVERS	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS / DESERT WILLOW		ROSMARINUS OFFICINALIS / ROSEMARY
	ILEX VOMITORIA / YAUPON HOLLY		YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
	SOPHORA AFFINIS / EVE'S NECKLACE		CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SOD)
			CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED)

	PD CALCULATIONS	
	REQUIRED	PROVIDED
FM-1141		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252')	38 CANOPY TREES AND 51 ACCENT TREES	38 CANOPY TREES AND 51 ACCENT TREES
CLEM ROAD		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392')	72 CANOPY TREES AND 96 ACCENT TREES	72 CANOPY TREES AND 96 ACCENT TREES
SOUTH PROPERTY LINE		
EASTERN RED CEDAR PLANTED 20' O.C. (1,913')	99 TREES	99 TREES

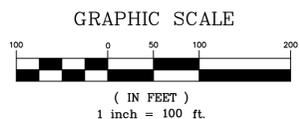
TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0
*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING	

SITE DATA

ACREAGE: 36.567
 LOT COUNT: 59
 (56 RESIDENTIAL,
 3 OPEN SPACE)

OWNER / DEVELOPER

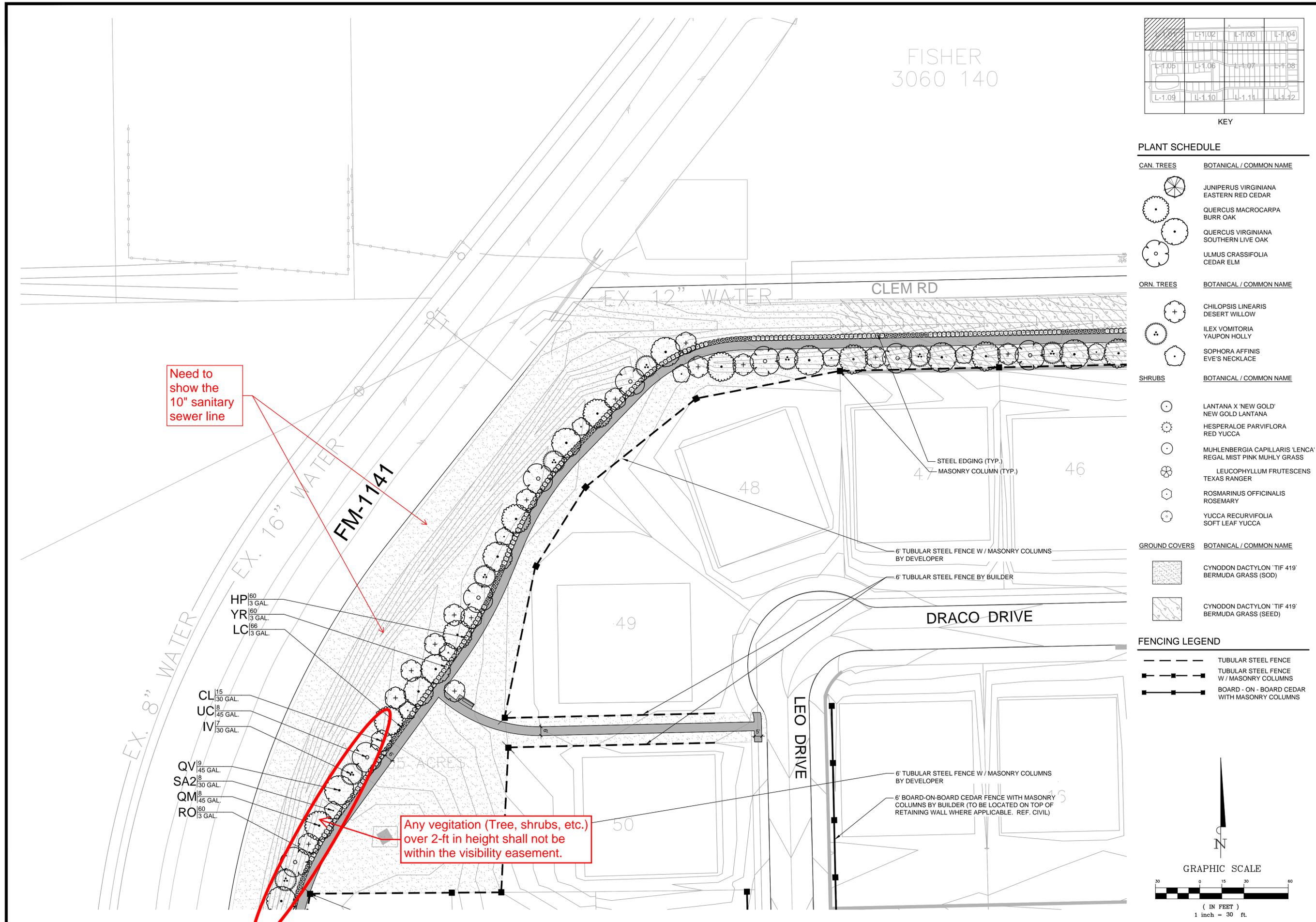
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



No.	Date	Revision	Description



File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L-2.0 Landscape Plan.dwg | Date Plotted: 3/15/2022 10:30 AM | Plotted By: mwilson



Need to show the 10" sanitary sewer line

Any vegetation (Tree, shrubs, etc.) over 2-ft in height shall not be within the visibility easement.

FISHER
3060 140

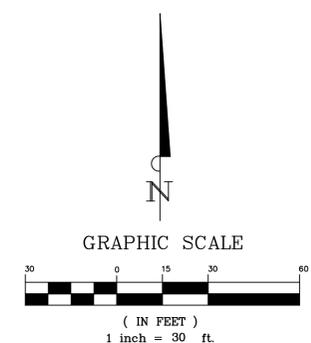


PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
ORN. TREES	BOTANICAL / COMMON NAME
	CHILOPSIS LINEARIS DESERT WILLOW
	ILEX VOMITORIA YAUPON HOLLY
	SOPHORA AFFINIS EVE'S NECKLACE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.642.2094 | 817.642.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

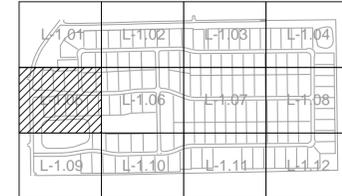
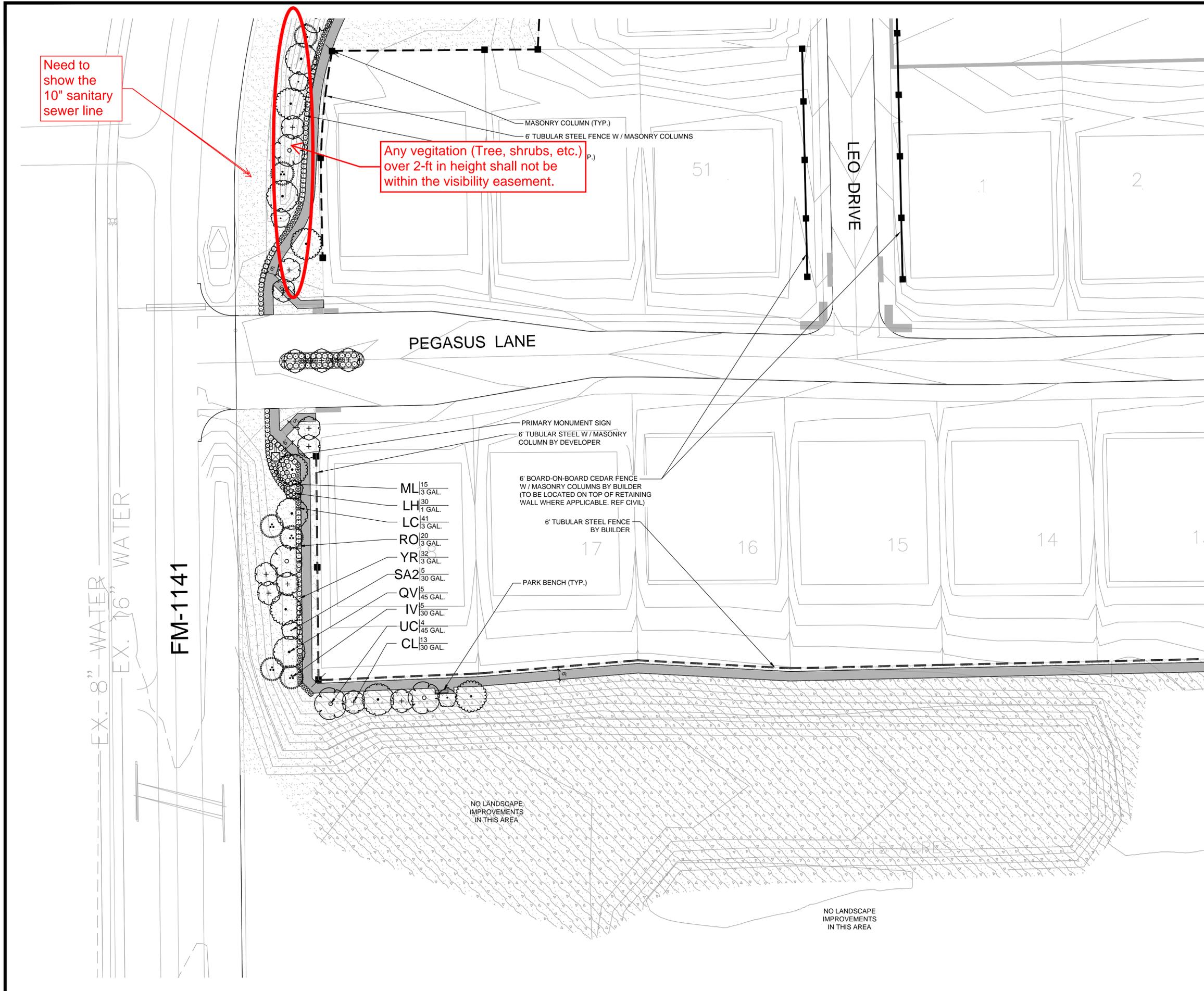
LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description

03/ 5/ 22

SHEET NUMBER

L-1.01

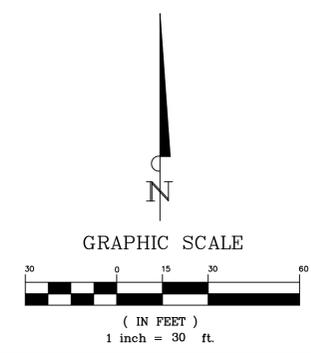


PLANT SCHEDULE

CAN. TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	QUERCUS MACROCARPA BURR OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA CEDAR ELM
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	CHILOPSIS LINEARIS DESERT WILLOW
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SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA
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	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS
	TEXAS RANGER
	ROSMARINUS OFFICINALIS ROSEMARY
	YUCCA RECURVIFOLIA SOFT LEAF YUCCA
GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD)
	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED)

FENCING LEGEND

	TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE W / MASONRY COLUMNS
	BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS



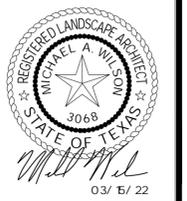
BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

No.	Date	Revision	Description



SHEET NUMBER
L-1.05



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-017

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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT] 1

LOTS [PROPOSED] 132

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 Falcon Place SF, LTD.

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

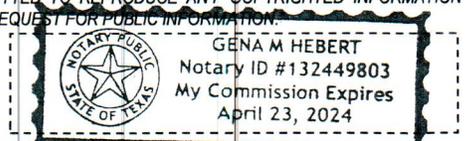
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

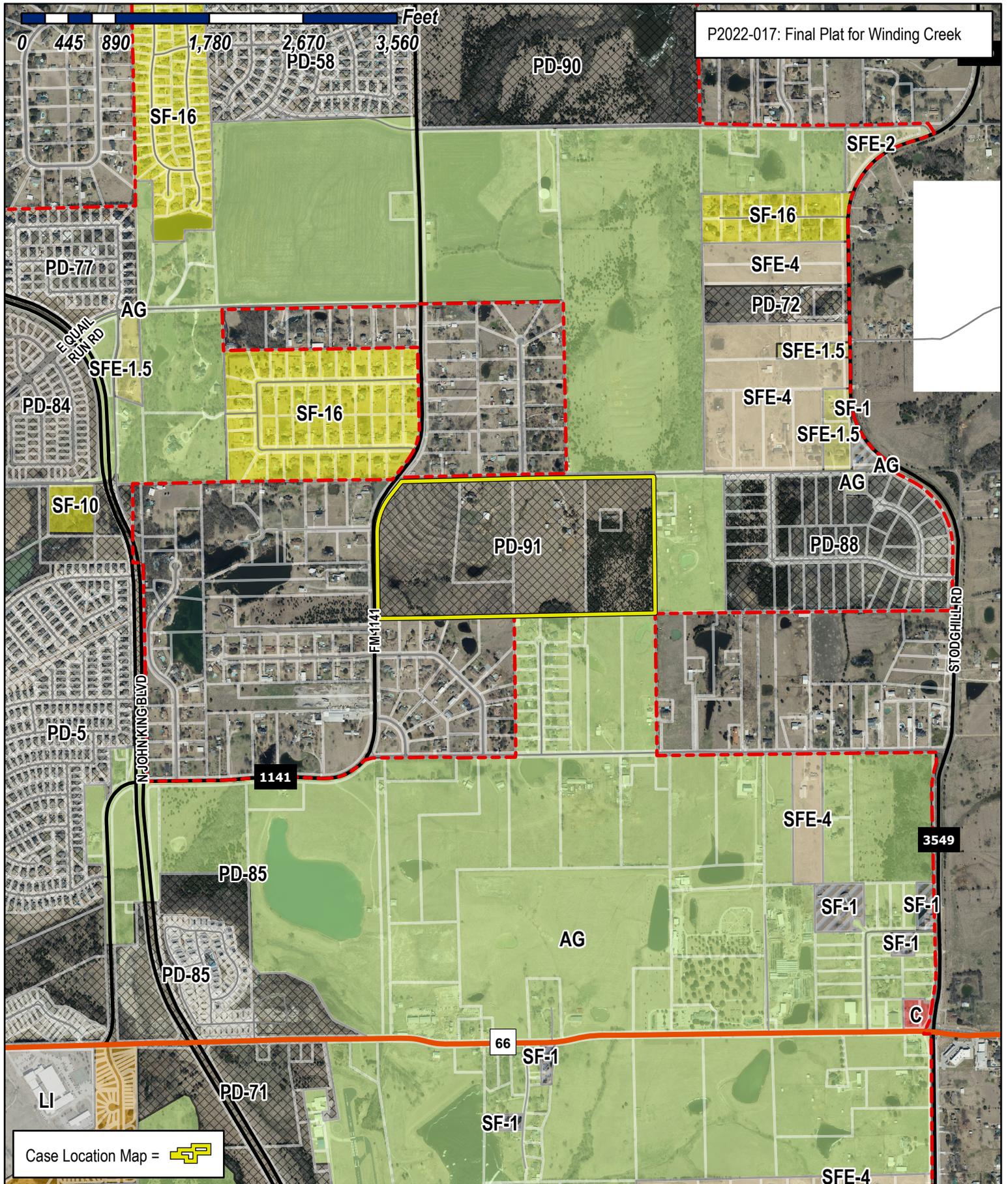
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2024

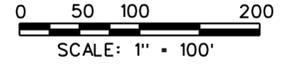


City of Rockwall

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.





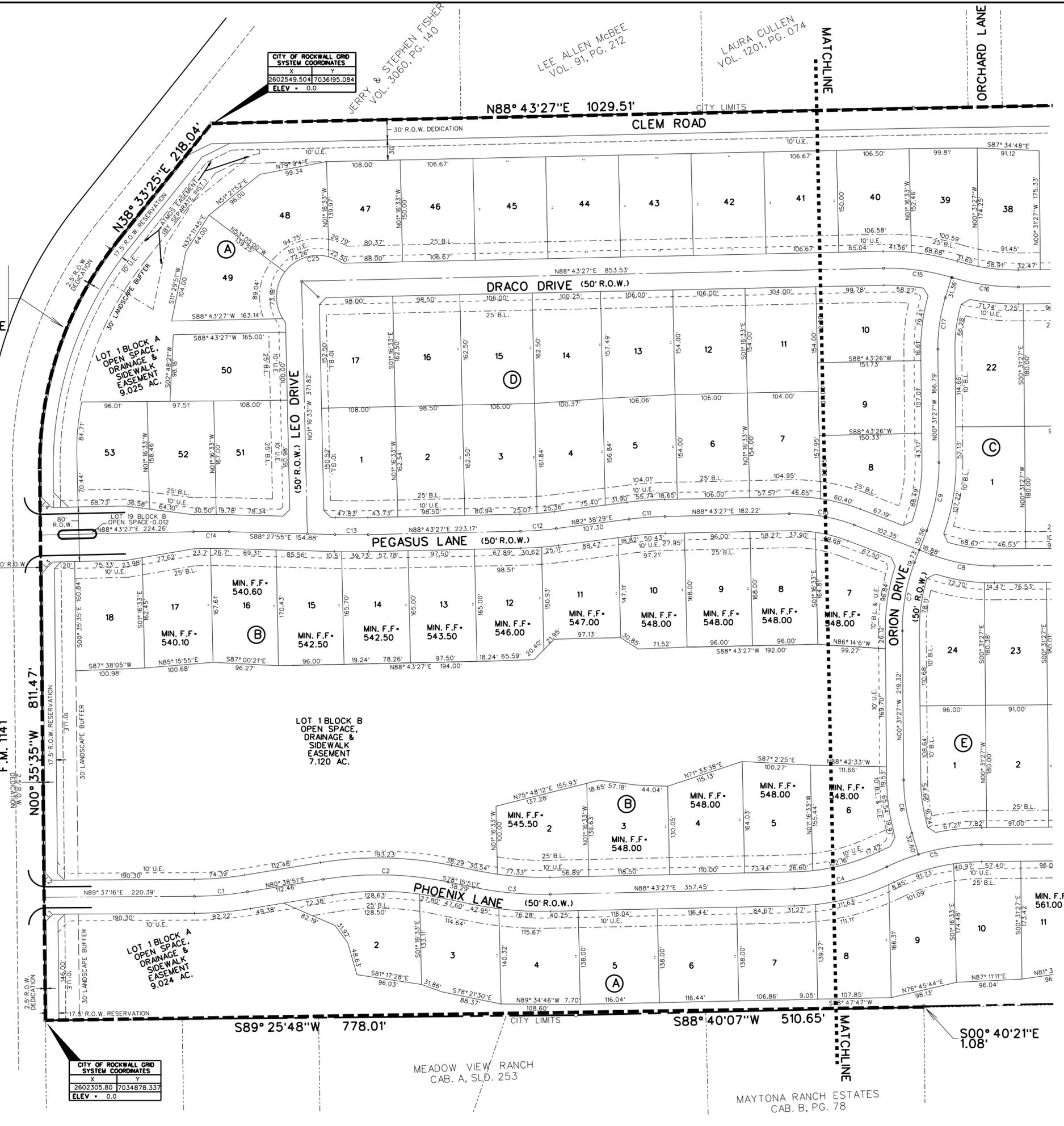
$\Delta = 39^\circ 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^\circ 58' 55'' E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2602549.504	7036195.084	0.0

JERRY & STEPHEN FISHER
VOL. 3060, PG. 140

LEE ALLEN McBEE
VOL. 91, PG. 212

LAURA CULLEN
VOL. 1201, PG. 074



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E

TOTAL ACRES 78.831
 TOTAL RESIDENTIAL LOTS 132
 DENSITY 1.674

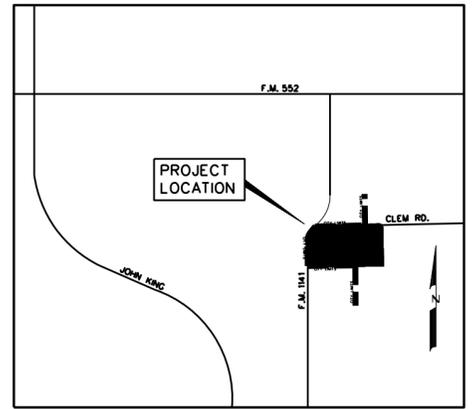
FINAL PLAT
 OF
WINDING CREEK SUBDIVISION
 BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 MARCH 2022 SCALE 1" = 100'
 CASE #P2021-051 SHEET 1 OF 3

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2602305.80	7034878.337	0.0

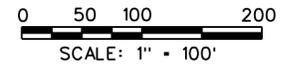
MEADOW VIEW RANCH
CAB. A, SLD. 253

MAYTONA RANCH ESTATES
CAB. B, PG. 78

ERWIN KARL DANIEL
VOL. 6424, PG. 27



LOCATION MAP
N.T.S.



WILLIAM McCALLUM
DOC. NO. 2015-000001423

NOTES

- Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
 - The HOA will be responsible for maintaining the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- No trees to be placed in right-of-ways or 10' utility easements
B. along right-of-ways or along lot lines.

FINAL PLAT
OF
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SUBDIVISION**

BEING
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TOTAL RESIDENTIAL LOTS 132
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ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'



OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation):

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 2015000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**

BEING
**78.831 ACRES or
3,433,878.6 SF**
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3

OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

**APPLICANT/OWNERS
FALCON PLACE SF, LTD.**

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

GORDON C. FOGG

PO BOX 842
ROCKWALL, TEXAS 75087

MARCH 2022 SCALE 1" = 100'



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: May 10, 2022
APPLICANT: Humberto Johnson, Jr., *Skorburg Co.*
CASE NUMBER: P2022-017; *Final Plat for Winding Creek Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 78.831-acre parcel of land (*i.e. Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing the Winding Creek Subdivision. The single-family residential subdivision will consist of 132 single-family homes that are zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses. The site is generally located at the southeast corner of the intersection of FM-1141 and Clem Road. It should be noted that the applicant has submitted a site plan (*i.e. Case No. SP2022-015*) concurrently with this final plat that shows the proposed amenities, landscaping, and hardscape plans for the subdivision.
- On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [Ordinance No. 21-17] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; Ordinance No. 21-36] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; Ordinance No. 21-49] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a *Preliminary Plat* [Case No. P2021-051] and *Master Plat* [Case No. P2021-052] for the *Winding Creek Subdivision*. On February 15, 2022, the Planning and Zoning Commission approved a *Tree Mitigation Plan* [Case No. MIS2022-003] showing how the tree mitigation balance will be satisfied for the *Winding Creek Subdivision*.
- On May 3, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (*i.e. \$577.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (*i.e. \$609.00 x 132Lots*), which will be due prior to the issuance of a building permit.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for the *Winding Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-017

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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT] 1

LOTS [PROPOSED] 132

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 Falcon Place SF, LTD.

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

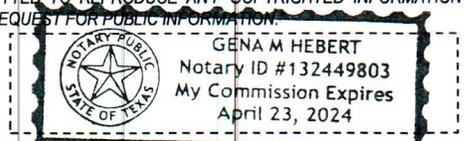
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

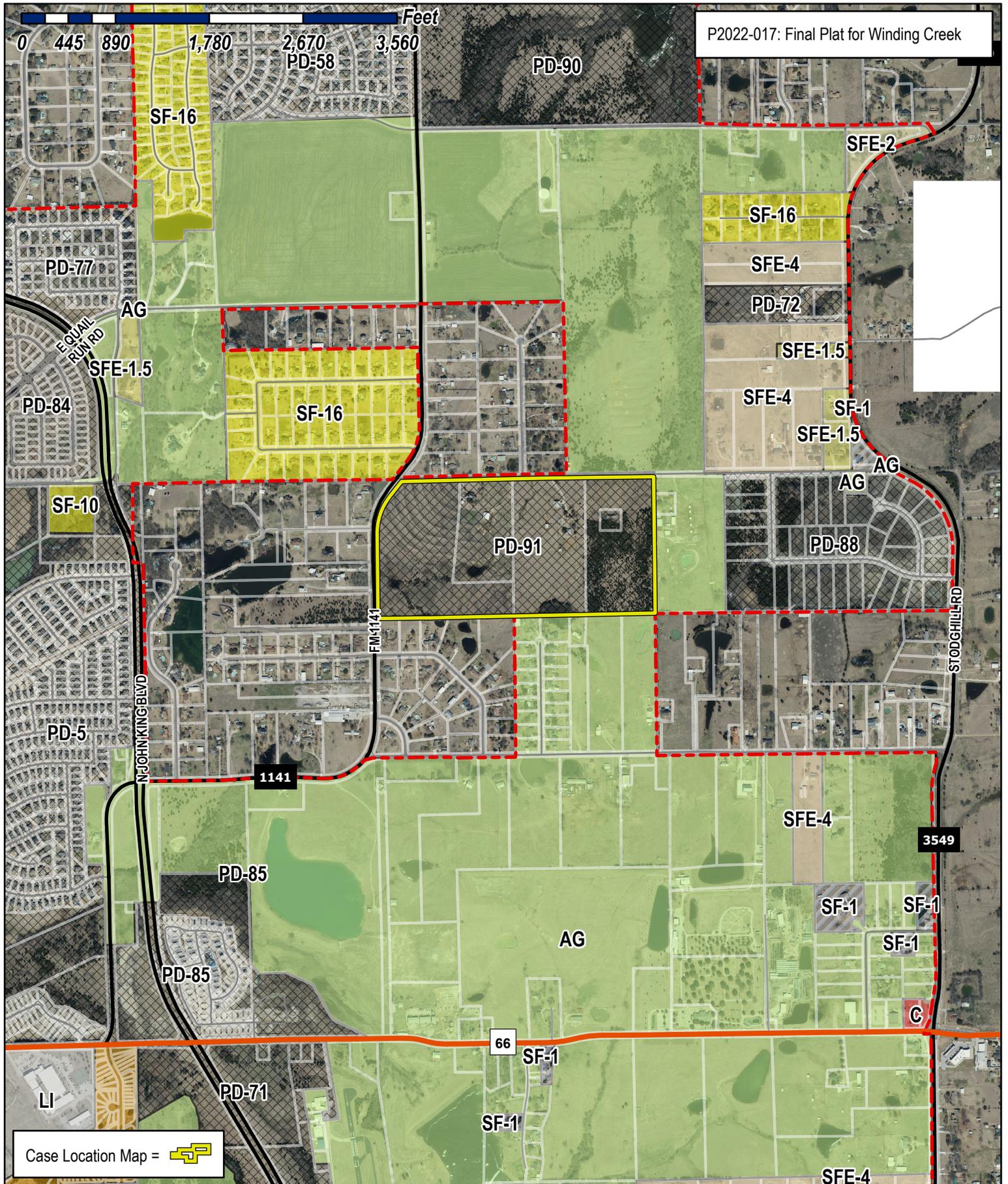
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2024



P2022-017: Final Plat for Winding Creek

Case Location Map =

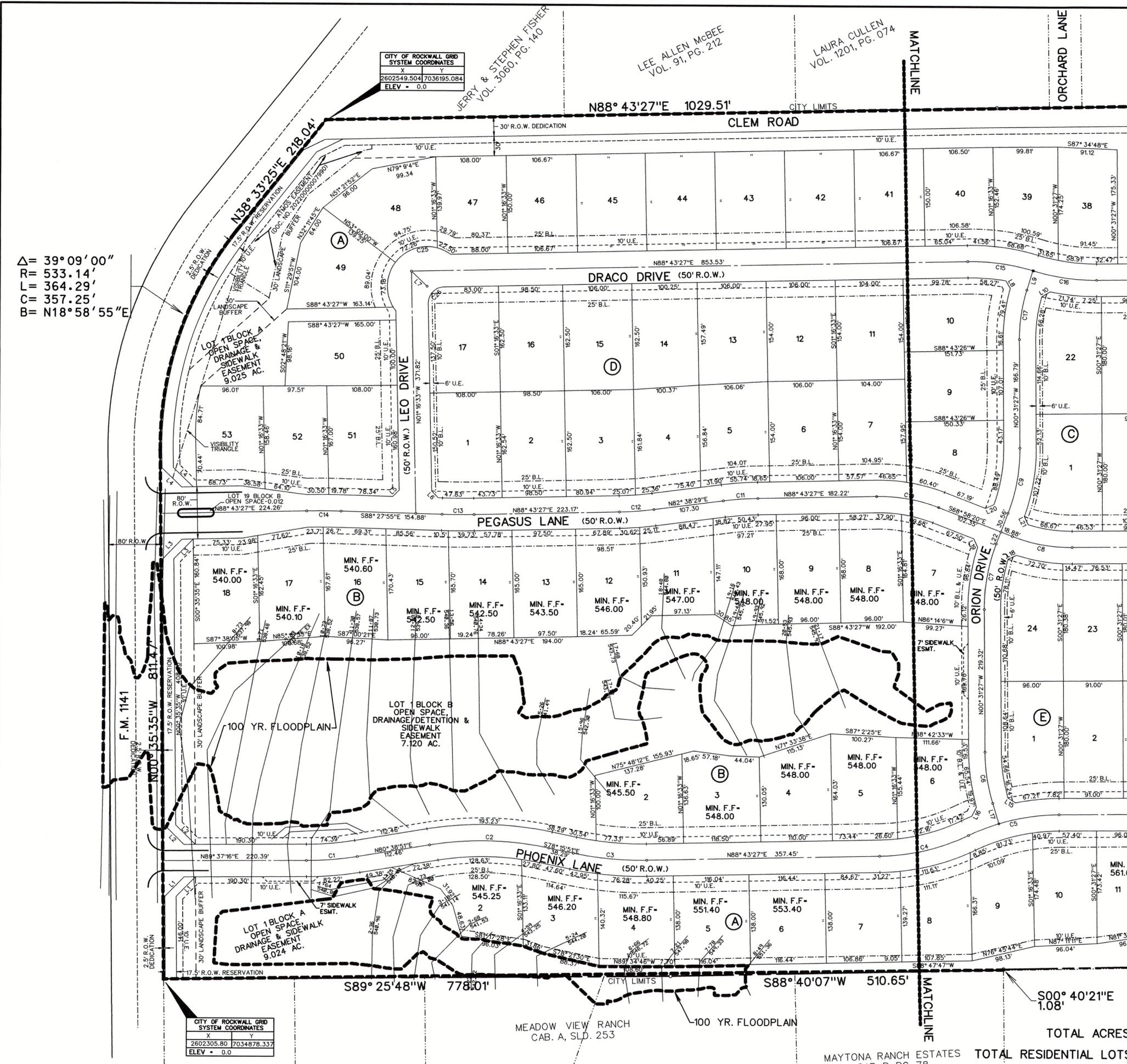


City of Rockwall

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

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

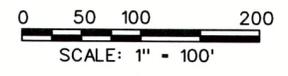




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 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2602549.504 7036195.084
 ELEV = 0.0

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2602305.80 7034878.337
 ELEV = 0.0



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44° 30' 50" E	42.35'
2.	N 45° 29' 10" W	42.51'
3.	N 44° 03' 56" W	42.68'
4.	N 45° 56' 04" W	42.17'
5.	N 45° 07' 46" W	13.79'
6.	S 44° 52' 14" E	14.48'
7.	S 46° 16' 33" E	33.36'
8.	S 31° 05' 48" E	13.36'
9.	S 16° 58' 20" W	31.36'
10.	N 59° 47' 33" E	14.81'
11.	S 28° 38' 58" W	29.95'
12.	N 44° 28' 33" E	14.14'
13.	S 45° 31' 27" W	14.14'
14.	N 52° 35' 52" W	20.06'
15.	S 57° 40' 22" W	14.22'
16.	N 27° 24' 04" E	15.23'
17.	N 17° 03' 31" W	32.60'
18.	N 63° 33' 47" E	14.11'
19.	S 25° 03' 18" E	14.41'
20.	N 65° 57' 54" E	14.13'
21.	S 25° 25' 41" E	13.81'
22.	N 20° 47' 52" E	19.73'

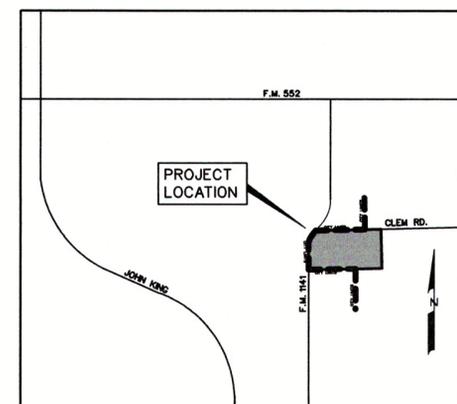
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08° 58' 25"	500.00'	78.31'	78.23'	N85° 08' 03" E
2.	21° 05' 19"	500.00'	184.03'	183.00'	N80° 38' 51" E
3.	13° 00' 42"	500.00'	113.55'	113.31'	S84° 46' 12" E
4.	24° 51' 04"	325.00'	140.96'	139.86'	N76° 33' 26" E
5.	25° 20' 39"	325.00'	143.76'	142.59'	N76° 48' 14" E
6.	16° 32' 04"	276.00'	79.65'	79.37'	N08° 47' 29" W
7.	21° 19' 19"	276.00'	102.71'	102.12'	N10° 08' 13" E
8.	21° 33' 07"	250.00'	94.04'	93.49'	S79° 44' 53" E
9.	21° 19' 19"	275.00'	102.34'	101.75'	N10° 08' 13" E
10.	22° 18' 13"	250.00'	97.32'	96.71'	S80° 07' 26" E
11.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58" W
12.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58" W
13.	02° 48' 38"	1000.00'	49.05'	49.05'	N89° 52' 14" W
14.	02° 48' 42"	1077.40'	52.87'	52.87'	S89° 58' 11" E
15.	18° 02' 48"	325.00'	102.37'	101.94'	S82° 15' 09" E
16.	17° 17' 41"	325.00'	98.10'	97.73'	S81° 52' 36" E
17.	17° 29' 47"	251.00'	76.65'	76.35'	N08° 13' 27" E
18.	48° 22' 30"	9.50'	8.02'	7.78'	S66° 20' 12" E
19.	177° 10' 14"	61.00'	194.65'	121.96'	N46° 26' 10" E
20.	44° 27' 16"	9.50'	7.37'	7.19'	N22° 45' 50" W
21.	90° 00' 00"	25.50'	40.06'	36.06'	N44° 28' 33" E
22.	45° 51' 26"	9.50'	7.60'	7.40'	N22° 24' 16" E
23.	90° 00' 00"	25.50'	40.06'	36.06'	N45° 31' 27" W
24.	30° 38' 59"	9.50'	5.08'	5.02'	N74° 09' 04" E
25.	16° 24' 07"	61.00'	175.03'	120.87'	N43° 43' 27" E
26.	90° 00' 00"	25.00'	39.27'	35.36'	N43° 43' 27" E

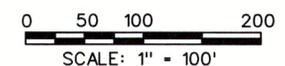
FINAL PLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 BEING
 TRACTS 17,17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945

TOTAL ACRES **78.831**
 TOTAL RESIDENTIAL LOTS **132**
 DENSITY **1.674**

ERWIN KARL DANIEL
VOL. 6424, PG. 27



WILLIAM McCALLUM
DOC. NO. 2015-000001423



NOTES

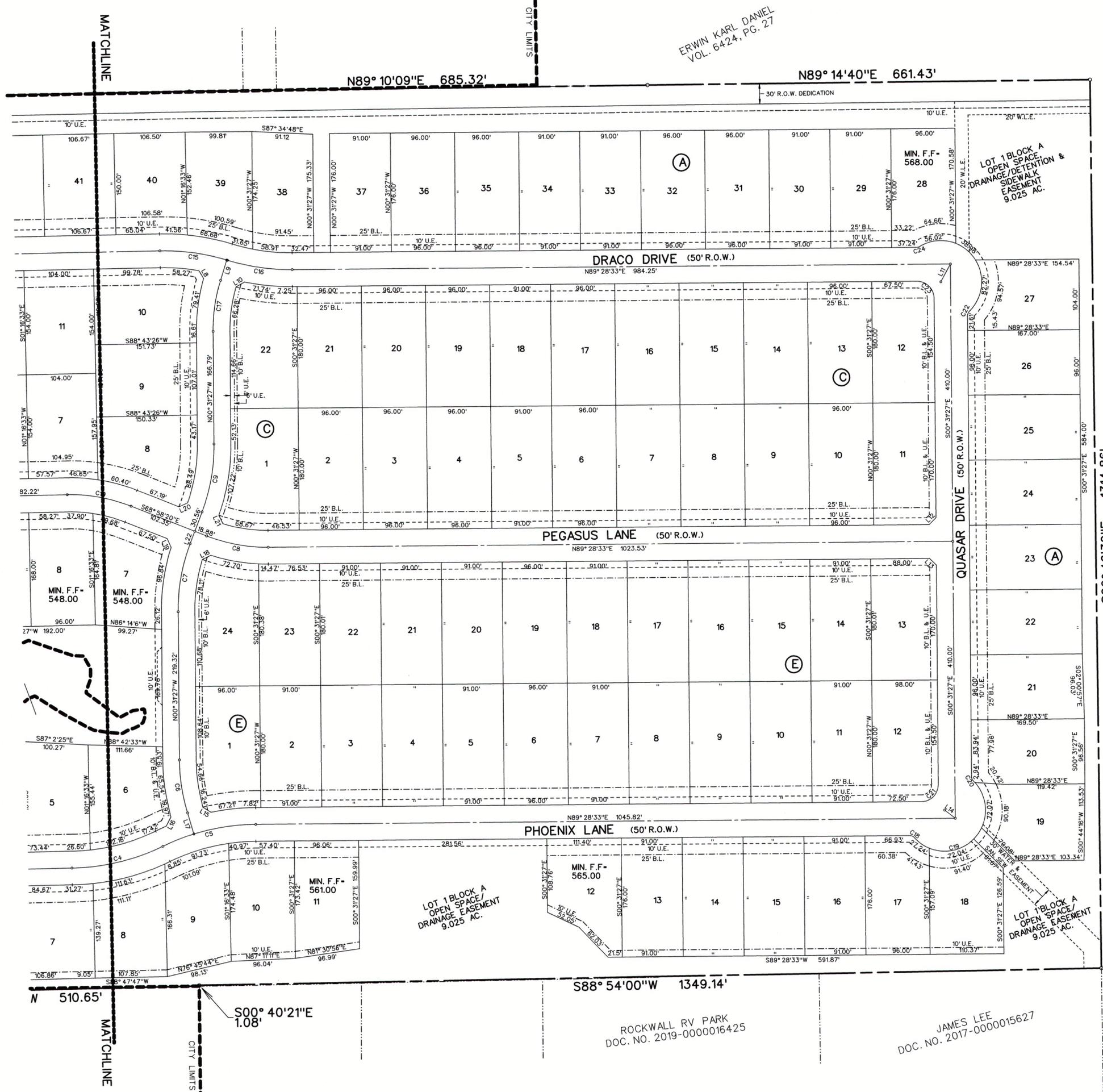
1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
 2. All lot lines are radial/perpendicular to the street unless otherwise noted by bearing.
 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
 5. The HOA will be responsible for maintaining the open space/drainage easement lots.
 6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- No trees to be placed in right-of-ways or 10' utility easements
8. along right-of-ways or along lot lines.

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
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DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022 SCALE 1" = 100'



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 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 all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E
BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 3
BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
APPLICANT/OWNERS
FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087
APRIL 2022



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 16, 2022
APPLICANT: Humberto Johnson, Jr., *Skorburg Co.*
CASE NUMBER: P2022-017; *Final Plat for Winding Creek Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of John Arnold of Falcon Place SF, LTD for the approval of a Final Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 78.831-acre parcel of land (*i.e. Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing the Winding Creek Subdivision. The single-family residential subdivision will consist of 132 single-family homes that are zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses. The site is generally located at the southeast corner of the intersection of FM-1141 and Clem Road. It should be noted that the applicant has submitted a site plan (*i.e. Case No. SP2022-015*) concurrently with this final plat that shows the proposed amenities, landscaping, and hardscape plans for the subdivision.
- On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [Ordinance No. 21-17] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; Ordinance No. 21-36] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; Ordinance No. 21-49] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a *Preliminary Plat* [Case No. P2021-051] and *Master Plat* [Case No. P2021-052] for the *Winding Creek Subdivision*. On February 15, 2022, the Planning and Zoning Commission approved a *Tree Mitigation Plan* [Case No. MIS2022-003] showing how the tree mitigation balance will be satisfied for the *Winding Creek Subdivision*.
- On May 3, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (*i.e. \$577.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (*i.e. \$609.00 x 132Lots*), which will be due prior to the issuance of a building permit.

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for the *Winding Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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. P2022-017

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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S.E. Corner of Clem Rd. and FM. 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Single Family Development

PROPOSED ZONING

PROPOSED USE

ACREAGE 78.83

LOTS [CURRENT] 1

LOTS [PROPOSED] 132

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 Falcon Place SF, LTD.

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr., P.E.

ADDRESS 8214 Westchester Dr.
Ste. 900

ADDRESS 8214 Westchester Dr.
Ste. 900

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

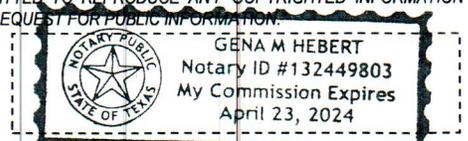
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 3703.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 20 22

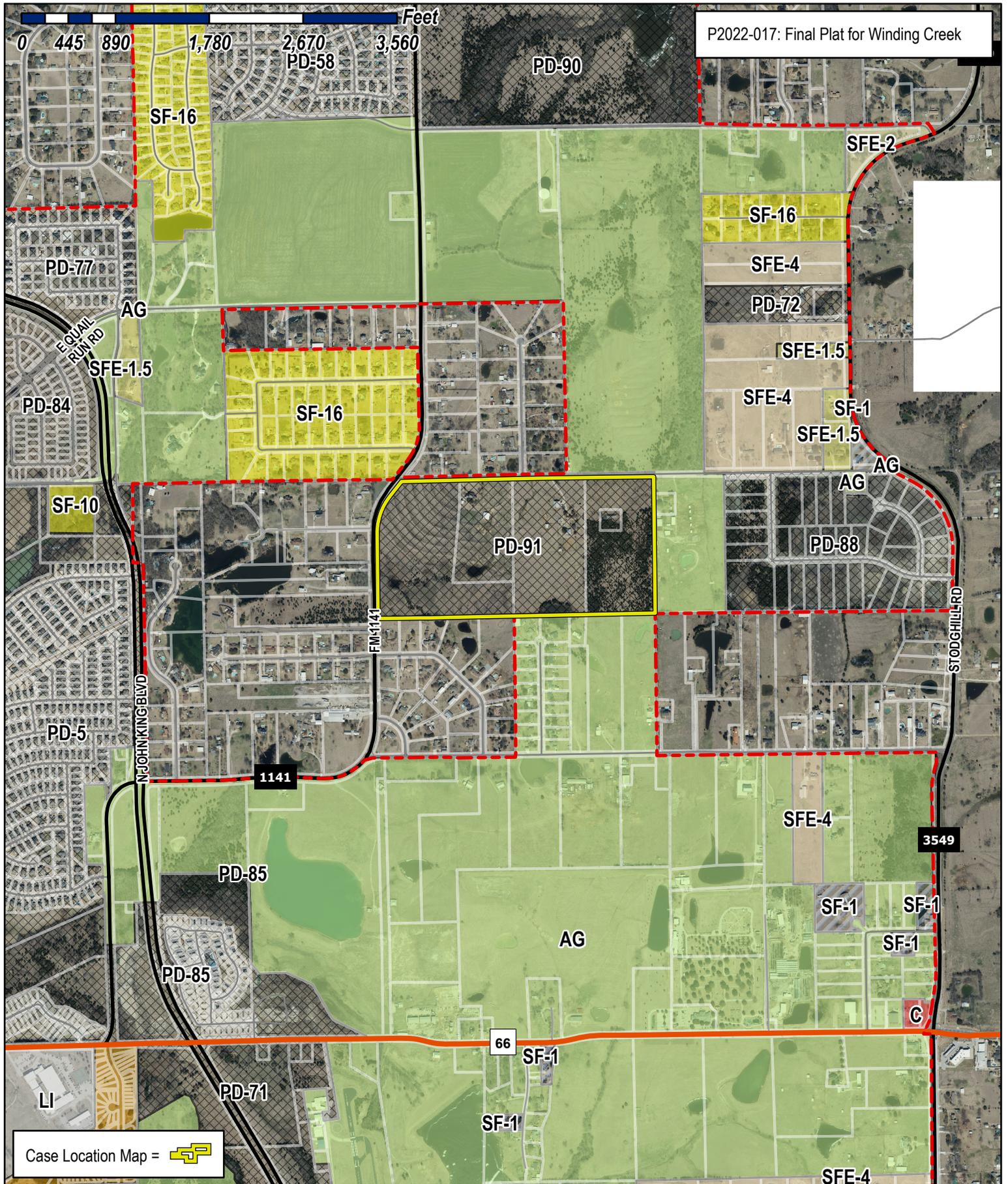
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2024



P2022-017: Final Plat for Winding Creek

Case Location Map =

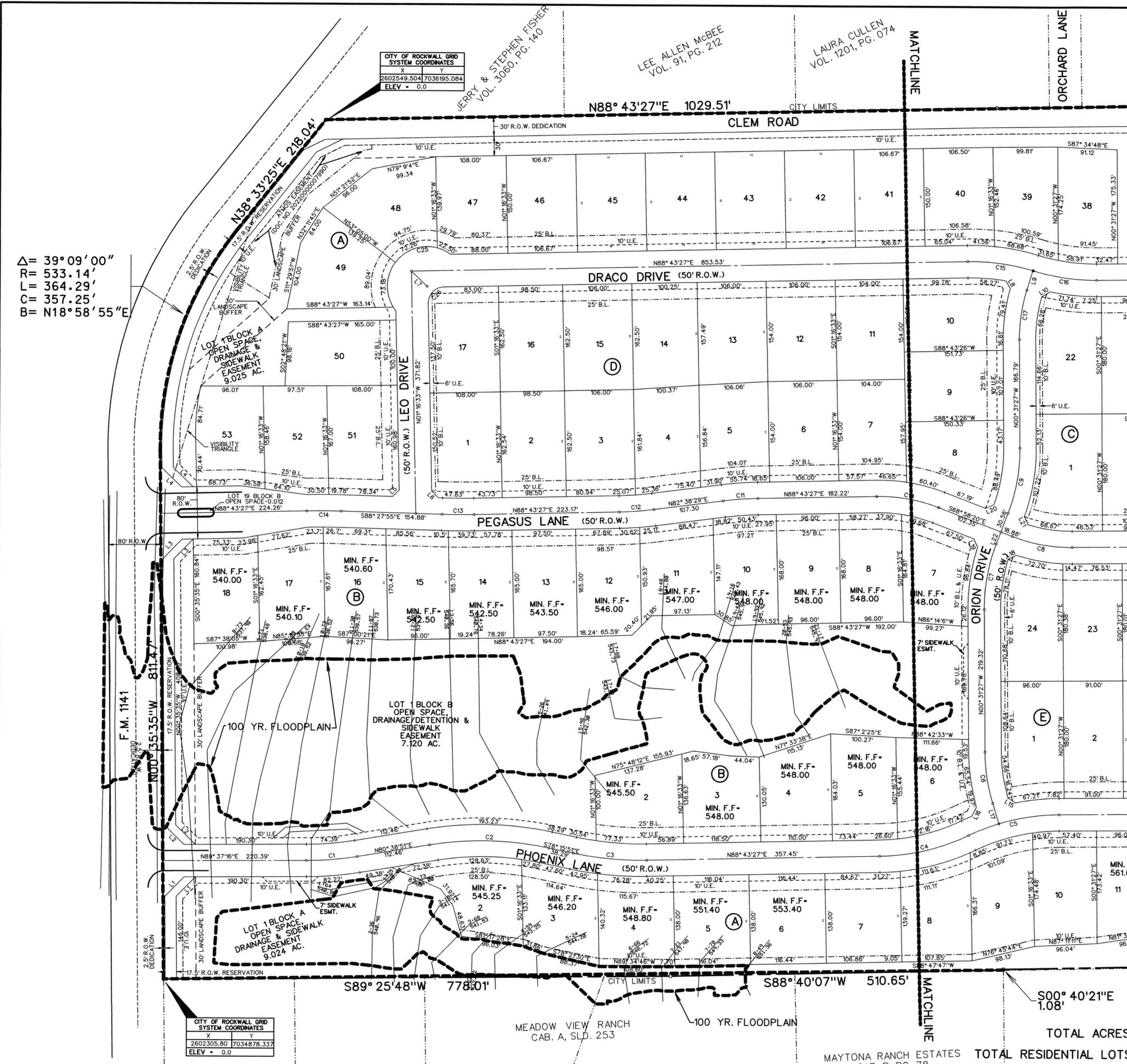


City of Rockwall

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

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





$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2602549.504 7036195.084
 Y
 ELEV = 0.0

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2602305.80 7034878.337
 Y
 ELEV = 0.0

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44° 30' 50" E	42.35'
2.	N 45° 29' 10" W	42.51'
3.	N 44° 03' 56" W	42.68'
4.	N 45° 56' 04" W	42.17'
5.	N 45° 07' 46" W	13.79'
6.	S 44° 52' 14" E	14.48'
7.	S 46° 16' 33" E	33.36'
8.	S 31° 05' 48" E	13.36'
9.	S 16° 58' 20" W	31.36'
10.	N 59° 47' 33" E	14.81'
11.	S 28° 38' 58" W	29.95'
12.	N 44° 28' 33" E	14.14'
13.	S 45° 31' 27" W	14.14'
14.	N 52° 35' 52" W	20.06'
15.	S 57° 40' 22" W	14.22'
16.	N 27° 24' 04" E	15.23'
17.	N 17° 03' 31" W	32.60'
18.	N 63° 33' 47" E	14.11'
19.	S 25° 03' 18" E	14.41'
20.	N 65° 57' 54" E	14.13'
21.	S 25° 25' 41" E	13.81'
22.	N 20° 47' 52" E	19.73'

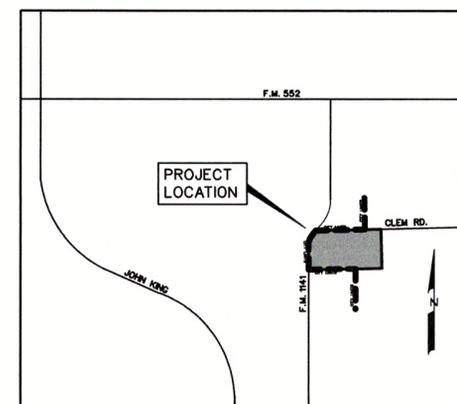
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08° 58' 25"	500.00'	78.31'	78.23'	N85° 08' 03" E
2.	21° 05' 19"	500.00'	184.03'	183.00'	N80° 38' 51" E
3.	13° 00' 42"	500.00'	113.55'	113.31'	S84° 46' 12" E
4.	24° 51' 04"	325.00'	140.96'	139.86'	N76° 33' 26" E
5.	25° 20' 39"	325.00'	143.76'	142.59'	N76° 48' 14" E
6.	16° 32' 04"	276.00'	79.65'	79.37'	N08° 47' 29" W
7.	21° 19' 19"	276.00'	102.71'	102.12'	N10° 08' 13" E
8.	21° 33' 07"	250.00'	94.04'	93.49'	S79° 44' 53" E
9.	21° 19' 19"	275.00'	102.34'	101.75'	N10° 08' 13" E
10.	22° 18' 13"	250.00'	97.32'	96.71'	S80° 07' 26" E
11.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58" W
12.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58" W
13.	02° 48' 38"	1000.00'	49.05'	49.05'	N89° 52' 14" W
14.	02° 48' 42"	1077.40'	52.87'	52.87'	S89° 58' 11" E
15.	18° 02' 48"	325.00'	102.37'	101.94'	S82° 15' 09" E
16.	17° 17' 41"	325.00'	98.10'	97.73'	S81° 52' 36" E
17.	17° 29' 47"	251.00'	76.65'	76.35'	N08° 13' 27" E
18.	48° 22' 30"	9.50'	8.02'	7.78'	S66° 20' 12" E
19.	177° 10' 14"	61.00'	194.65'	121.96'	N46° 26' 10" E
20.	44° 27' 16"	9.50'	7.37'	7.19'	N22° 45' 50" W
21.	90° 00' 00"	25.50'	40.06'	36.06'	N44° 28' 33" E
22.	45° 51' 26"	9.50'	7.60'	7.40'	N22° 24' 16" E
23.	90° 00' 00"	25.50'	40.06'	36.06'	N45° 31' 27" W
24.	30° 38' 59"	9.50'	5.08'	5.02'	N74° 09' 04" E
25.	16° 24' 07"	61.00'	175.03'	120.87'	N43° 43' 27" E
26.	90° 00' 00"	25.00'	39.27'	35.36'	N43° 43' 27" E

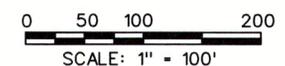
FINAL PLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 BEING
 TRACTS 17,17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087

TOTAL ACRES **78.831**
 TOTAL RESIDENTIAL LOTS **132**
 DENSITY **1.674**

ERWIN KARL DANIEL
VOL. 6424, PG. 27



WILLIAM McCALLUM
DOC. NO. 2015-000001423



NOTES

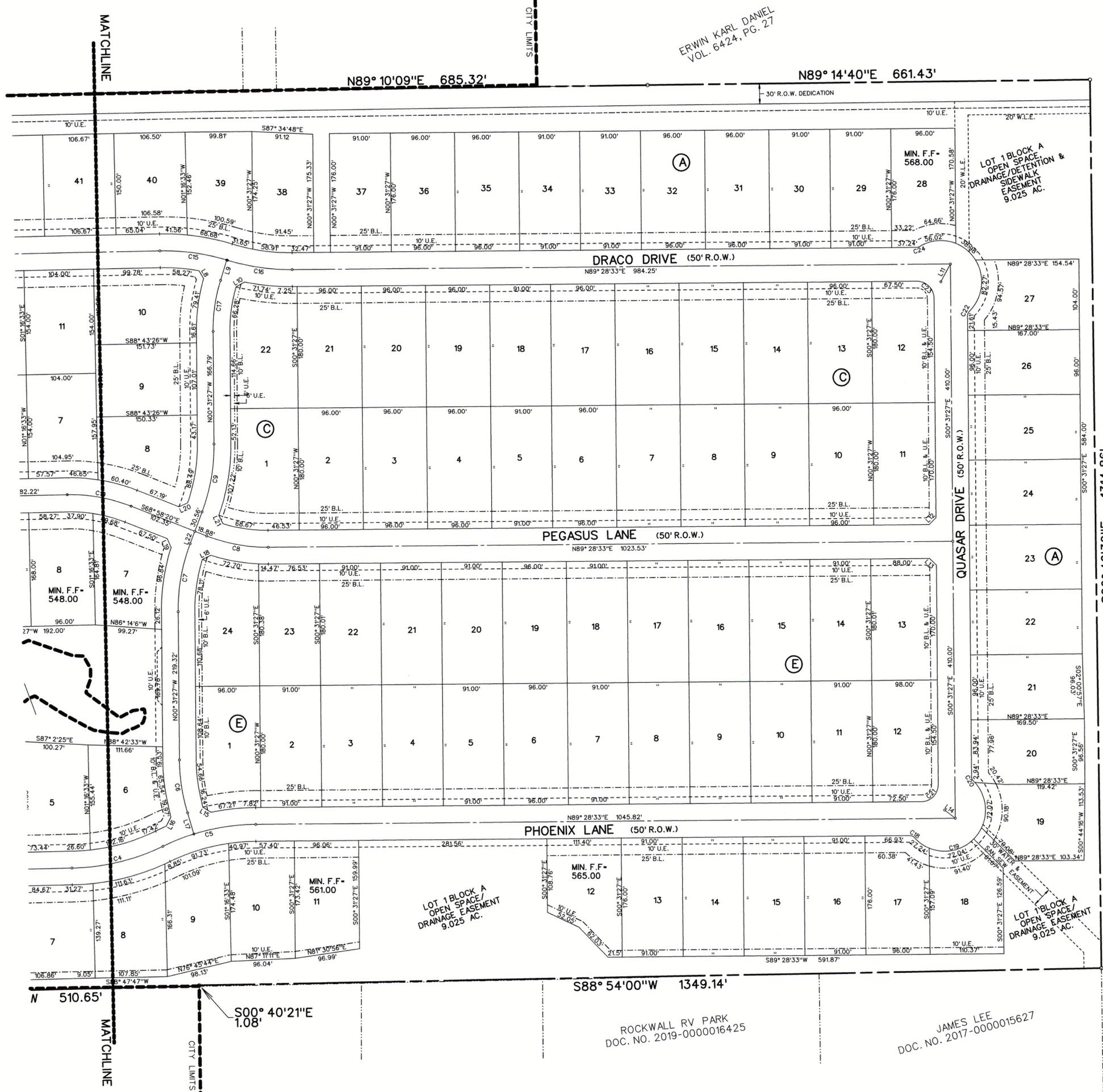
1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
 2. All lot lines are radial/perpendicular to the street unless otherwise noted by bearing.
 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
 5. The HOA will be responsible for maintaining the open space/drainage easement lots.
 6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- No trees to be placed in right-of-ways or 10' utility easements
8. along right-of-ways or along lot lines.

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
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214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022 SCALE 1" = 100'



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

FALCON PLANCE SF, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.88 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

Planning & Zoning Commission Date

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
WINDING CREEK
SUBDIVISION
LOTS 1-53 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
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TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE
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IN THE

CITY OF ROCKWALL
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APPLICANT/OWNERS
FALCON PLACE SF, LTD.

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

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022



DATE: June 3, 2022

TO: Humberto Johnson Jr.
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX 75225

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

SUBJECT: P2022-017; *Final Plat for Winding Creek*

Humberto Johnson Jr.:

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 16, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the final plat with the conditions of approval 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) 771-6434.

Sincerely,



Henry Lee
Planner

Lee, Henry

From: Lee, Henry
Sent: Friday, April 22, 2022 4:22 PM
To: 'JR Johnson'
Subject: Project Comments P2022-017
Attachments: Project Comments (04.22.2022).pdf; Engineering Mark-Ups (04.22.2022).pdf

Good Afternoon,

Attached are the project comments in reference to your case, P2022-017. Make note of the meeting dates; let staff know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: JR Johnson <jrjohnson@skorburgcompany.com>
Sent: Friday, April 22, 2022 5:23 PM
To: Lee, Henry
Subject: RE: Project Comments P2022-017

Henry,

When do you need the corrections back?

Thank you!

Regards,

Humberto Johnson Jr., P.E.
Skorburg Company | Land Development Engineer
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8857 | C: 682-225-5834

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, April 22, 2022 4:22 PM
To: JR Johnson <jrjohnson@skorburgcompany.com>
Subject: Project Comments P2022-017

Good Afternoon,

Attached are the project comments in reference to your case, P2022-017. Make note of the meeting dates; let staff know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lee, Henry

From: Lee, Henry
Sent: Monday, April 25, 2022 8:27 AM
To: 'JR Johnson'
Subject: RE: Project Comments P2022-017

Good Morning,

Per the comments, revisions are due May 3, 2022. In the meantime, let me know if you have any other questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Thank you,



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Planner
Planning & Zoning Department
972.772.6434
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385 S. Goliad Street, Rockwall, TX 75087

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