CASE COVER SHEET

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

PLANNING & ZONING CASE NO. P2022-052

PLANNING & ZONING FEE $ 989.68

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☑ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

CITY COUNCIL READING #1

On November 7, 2022, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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

(2) Any construction resulting from the approval of this 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.

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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	TBD				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of FM 549 and HWY 205, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☐ ***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	549 Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 14th *DAY OF* October *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10331063
Expires October 23, 2023

MY COMMISSION EXPIRES 10/23/23

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBD

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEC of FM 549 and HWY 205, Rockwall, TX 75032

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PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

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

☐ OWNER	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE Justin Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Lynn Hobbs

MY COMMISSION EXPIRES 03-09-2025

JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-5 EXPIRES 03-09-2025

CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

☐ Minor/Amending Plat
☑ Final Plat
☐ Master Plat
☐ Replat
☐ Preliminary Plat
☐ Vacation Plat

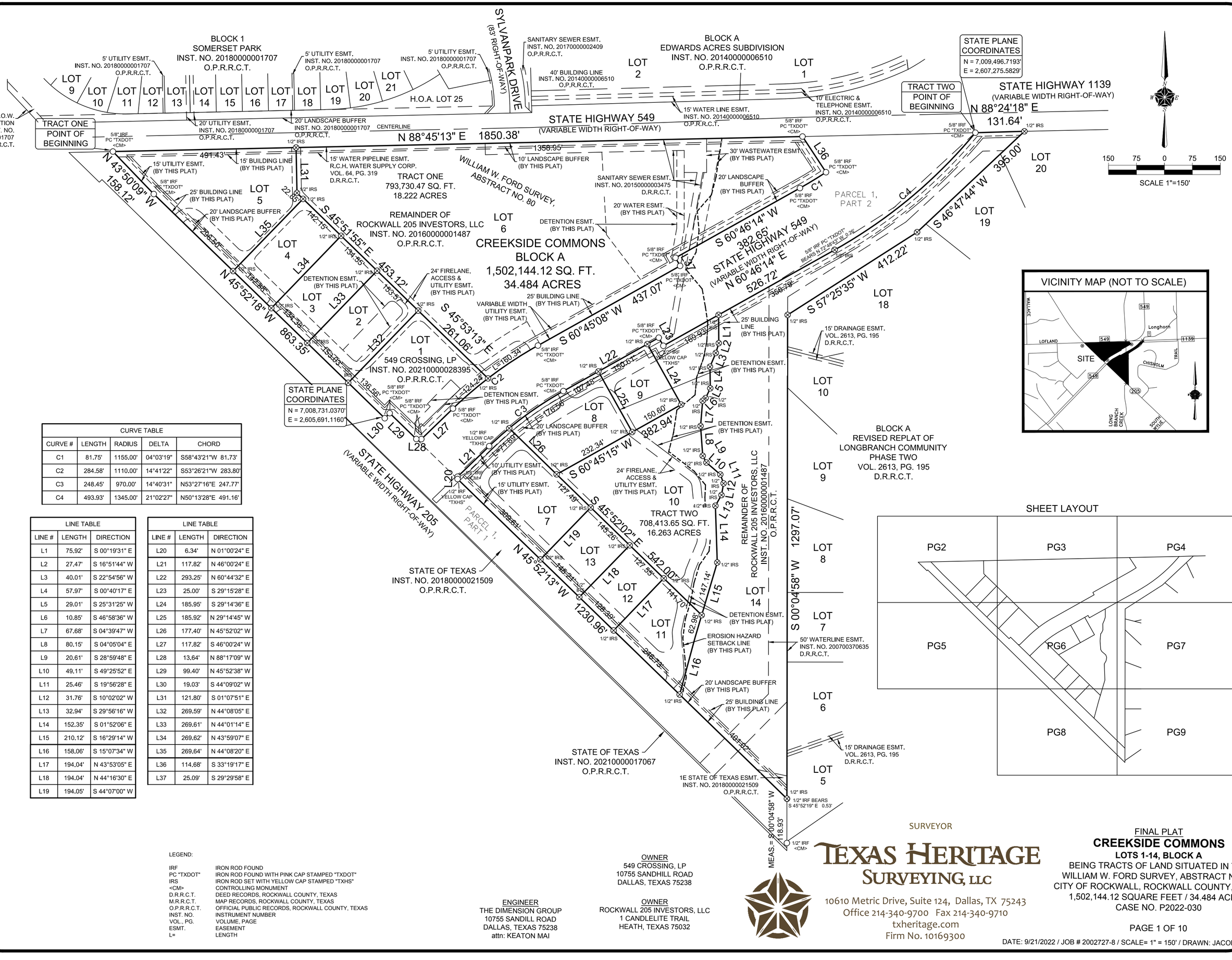
Case Number P2021-027
Reviewed By:
Review Date:

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

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

Property Lines *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Provide all the proposed and platted property lines.
Streets *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way *[Final Plat & Preliminary Plat]*	☑	☐	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips *[Final Plat & Preliminary Plat]*	☐	☑	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings *[Preliminary Plat]*	☐	☑	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours *[Preliminary Plat & Master Plat]*	☐	☑	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations *[Preliminary Plat & Master Plat]*	☐	☑	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas *[Preliminary Plat & Master Plat]*	☐	☑	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas *[Preliminary Plat & Master Plat]*	☐	☑	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information *[Preliminary Plat & Master Plat]*	☐	☑	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features *[Master Plat]*	☐	☑	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space *[Preliminary Plat & Master Plat]*	☐	☑	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements *[Preliminary Plat]*	☐	☑	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources *[Preliminary Plat]*	☐	☑	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal *[Preliminary Plat]*	☐	☑	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties *[Final Plat & Preliminary Plat]*	☑	☐	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan *[Master Plat]*	☐	☑	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication *[Final Plat, Preliminary Plat & Master Plat]*	☑	☐	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service *[Master Plat]*	☐	☑	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording *[Final Plat]*	☑	☐	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description *[Final Plat]*	☑	☐	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement *[Final Plat]*	☑	☐	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language *[Final Plat]*	☑	☐	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature *[Final Plat]*	☐	☐	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement *[Final Plat]*	☑	☐	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures *[Final Plat]*	☑	☐	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat *[Final Plat]*	☑	☐	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies *[Final Plat, Preliminary Plat & Master Plat]*	☐	☐	Review the proposed plans and plat with electric, gas, cable and phone companies.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

85.45'

144.55'

84.88'

136.47'

123.31'

56.20'

27.07'

72.20'

120.43'

67.76'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.42'

8.86'

26.42'

45.00'

1321.87'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

118.22'

114.11'

10.00'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

C6

L38

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

1/2" IRS

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

H.O.A. LOT 25

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

30'

312.15'

594.40'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

201.24'

19.91'

L151

L148

L147

L146

L132

30' WASTEWATER ESMT.
(BY THIS PLAT)

MATCH LINE PG 4

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

L133

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L131

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

L139

L140

20' WATER ESMT.
(BY THIS PLAT)

L142

L130

UTILITY ESMT.
(BY THIS PLAT)

L149

25' BUILDING
LINE
(BY THIS PLAT)

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

DETENTION ESMT.
(BY THIS PLAT)

L160

L145

L129

S 60°46'14" W 382.65'

L138

L141

L128

39.21'

20' LANDSCAPE
BUFFER
(BY THIS PLAT)

L137

L144

42.05'

L159

L136

5/8" IRF
PC "TXDOT"
<CM>

10.00'

S 29°29'58" E
25.09'

5/8" IRF
PC "TXDOT"
<CM>

L127

L134

L126

S 45°51'55" E 453.12'

134.55'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

1/2" IRS

LOT
2

153.57'

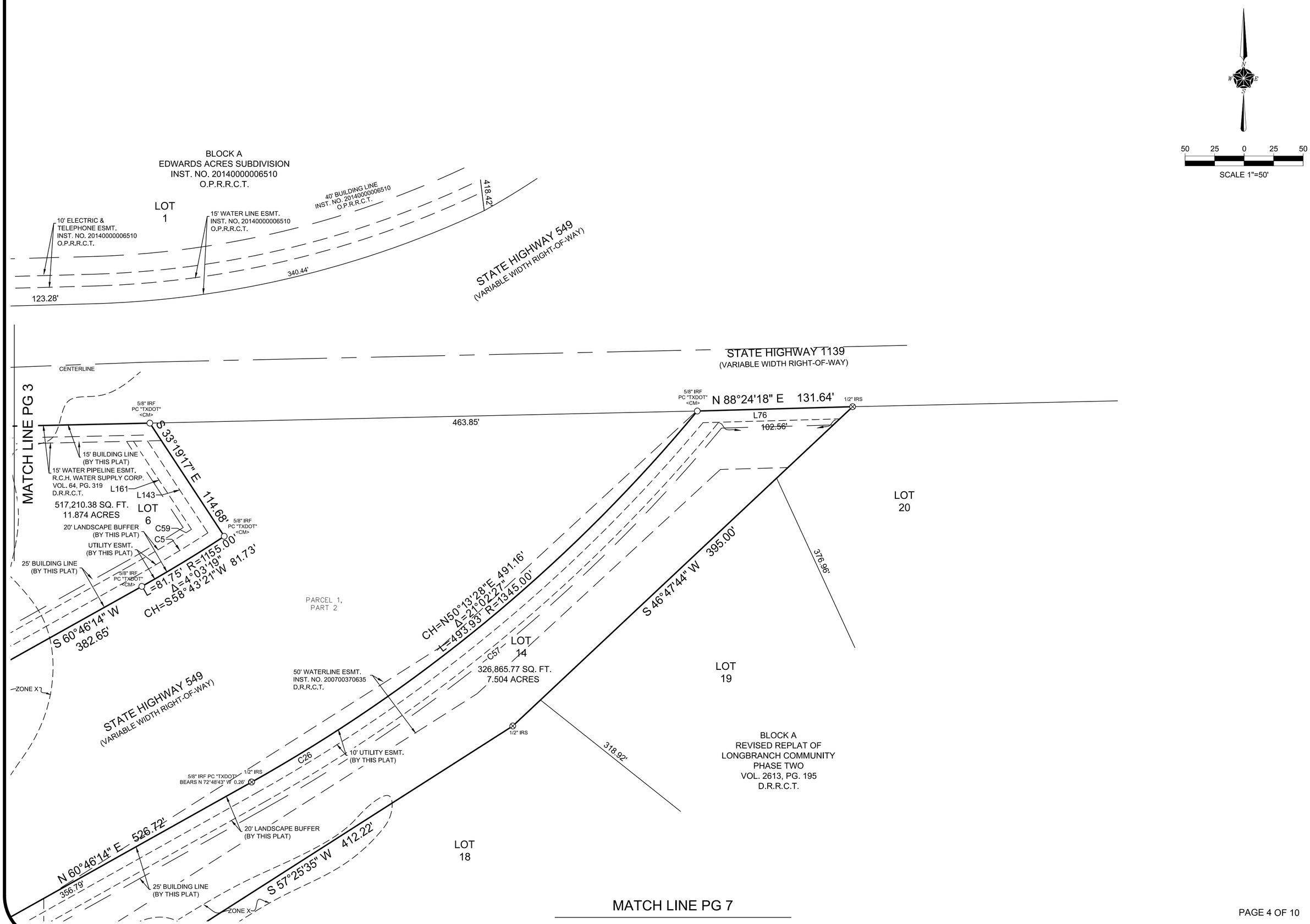
41,328.89 SQ. FT.
0.949 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

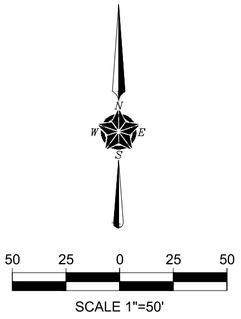
DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

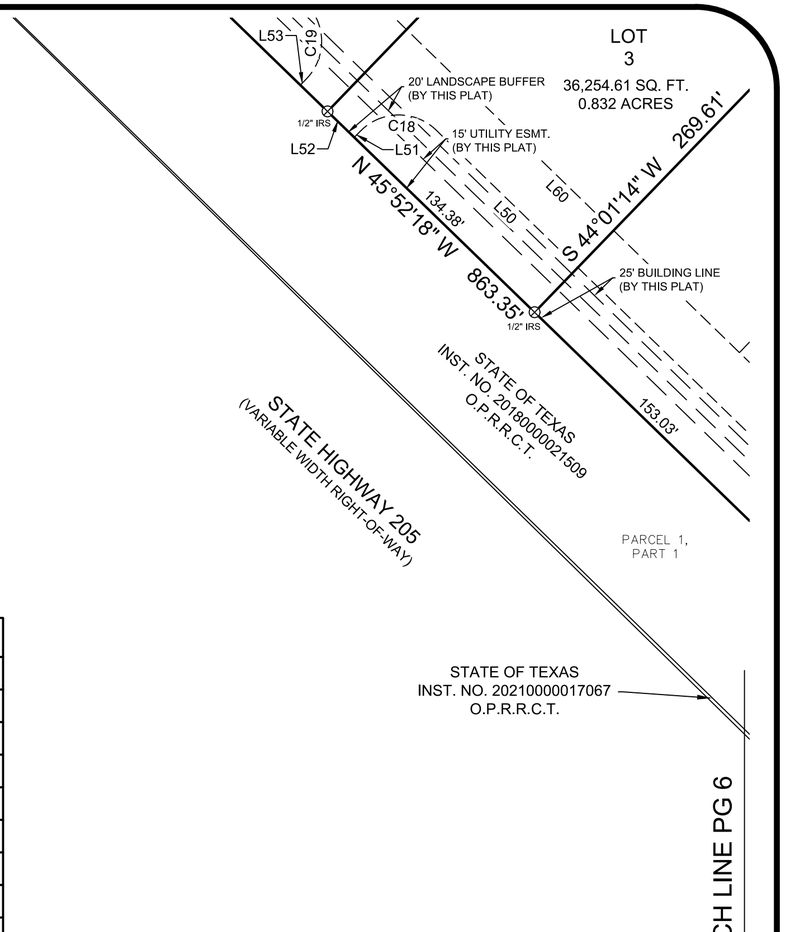


MATCH LINE PG 7

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1, PART 2

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

PARCEL 1, PART 1

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' UTILITY ESMT. (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

1/2" IRF YELLOW CAP "TXHS"

5/8" IRF PC "TXDOT" <CM>

S 44°08'05" W 269.59'

S 45°53'13" E 261.06'

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

S 60°45'12" W 437.07'

N 60°44'32" E 293.25'

N 60°46'14" E 526.72'

S 29°15'28" E 25.00'

S 29°14'36" E 185.95'

S 29°14'45" E 185.92'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

CH=N53°27'16"E 247.77' Δ=14°40'31" R=970.00' L=248.45'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

N 46°00'24" E 117.82'

N 01°00'24" E 6.34'

N 45°52'38" W 99.40'

S 44°09'02" W 19.03'

S 46°00'24" W 117.82'

N 88°17'09" W 13.64'

L=124.24'

L=160.34'

L=176.56'

L=170.74'

L=71.89'

L=72.54'

136.56'

153.57'

269.59'

2353.30'

309.61'

145.21'

127.49'

232.34'

145.26'

127.55'

107.48'

150.61'

169.93'

129.57'

35.16'

150.60'

137.52'

13.08'

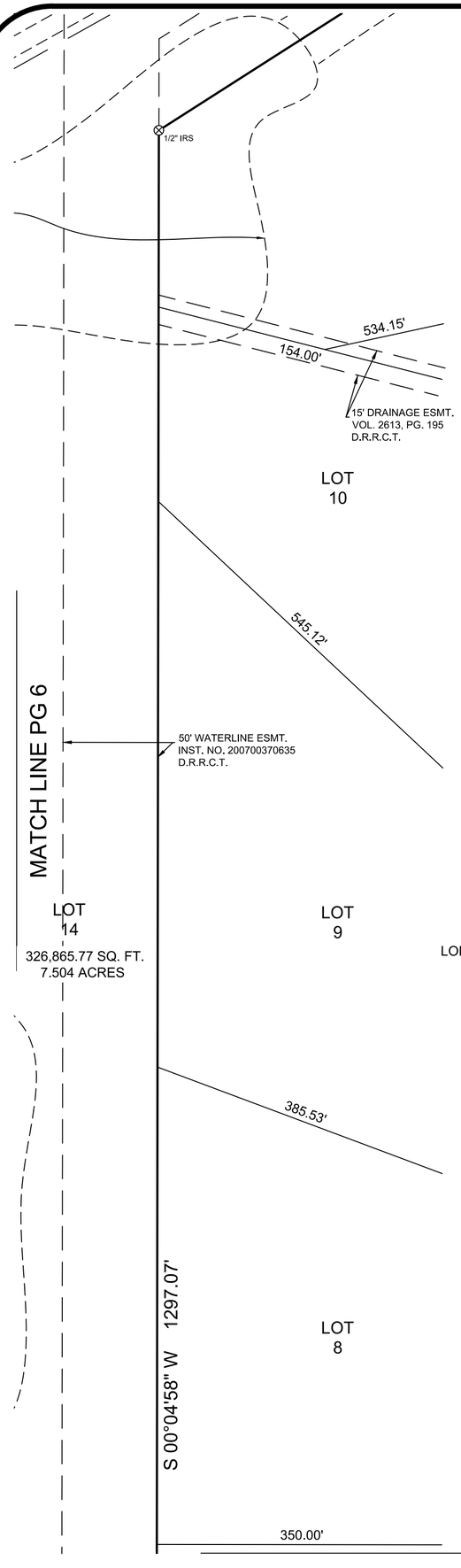
SCALE 1"=50'

50 25 0 25 50

DETENTION ESMT. (BY THIS PLAT)

PAGE 6 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 4

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

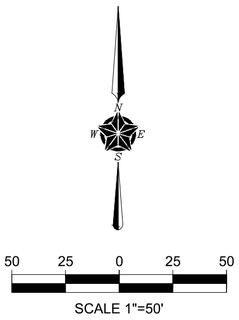
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W

MATCH LINE PG 9

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

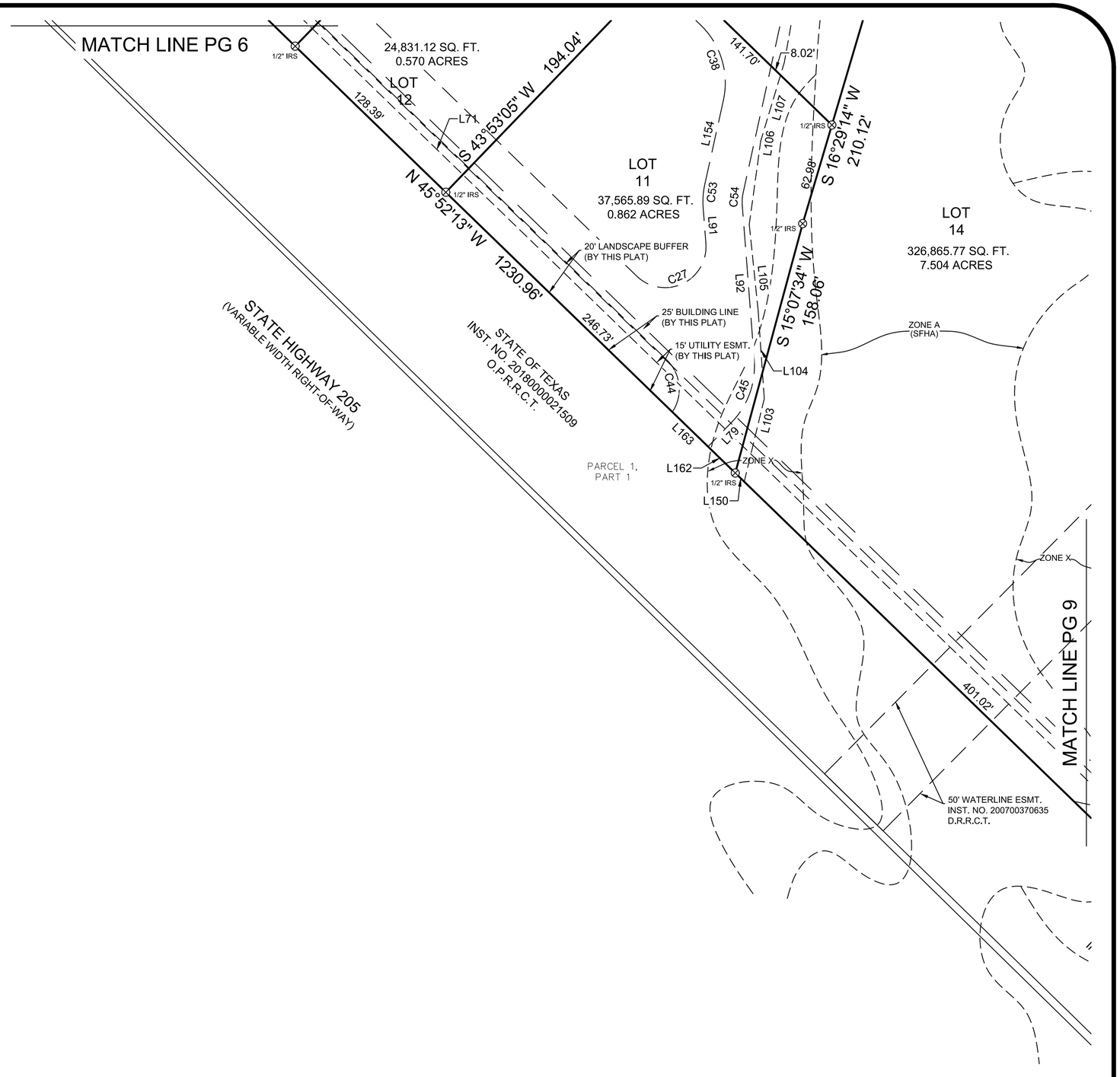
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

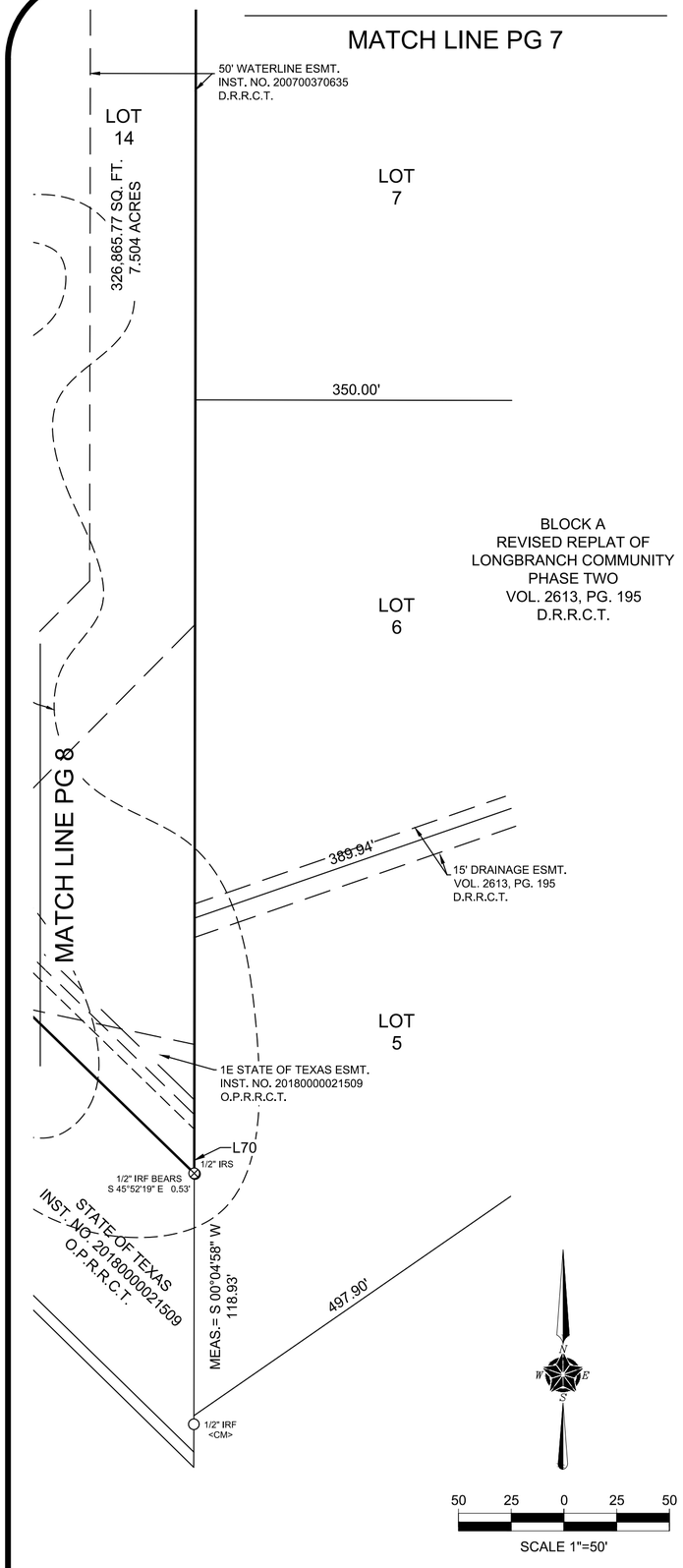
COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.



DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/21/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

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.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00	
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00			
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**531.00**			**26.00**	**346.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECED TREE
- IN UTILITY EASEMENT

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.)

APPROX. LIMITS OF CONSTRUCTION

8" PROPOSED SEWER LINE WW-1

12" PROPOSED WATER LINE W-2

8" PROPOSED SEWER LINE WW-2

APPROX. LIMITS OF CONSTRUCTION

FUTURE F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.) (UNIMPROVED)

12" PROPOSED WATER LINE W-1

APPROX. LIMITS OF CONSTRUCTION

POND INFILL AREA - SEE SHEET TRE-2 FOR TREE LIST & CALCULATIONS

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/27/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. BRANDON
3423
STATE OF TEXAS
06/27/2022

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 6/27/2022 - 4:33 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg

drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TREE REMOVAL - POND INFILL AREA

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9248	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9249	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9270	AMERICAN ELM ULMUS AMERICANA	7.00	FAIR	CROWDED, DECLINE			7.00		
9271	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
9272	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9273	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
9274	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9275	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9276	HONEY LOCUST GLEDITSIA TRIOCANTHA	6.00	FAIR	CROWDED, DECLINE			6.00		
9277	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9278	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9279	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9280	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9285	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9286	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
9301	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9303	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9304	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9324	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9325	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
9326	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9327	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9328	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9329	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9330	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9331	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9333	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9354	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
9355	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9356	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9357	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
	TOTAL	**2364.00**			**0.00**	**1986.00**	**219.00**	**159.00**	0.00
	FEATURE TREE MITIGATION (2:1)				0.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION (1:1)						219.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							79.50	

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT DARCY R BRANDON 3423 STATE OF TEXAS

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS KEATON L. MAI 125077 LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/11/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by
project no. 200-672
date 3/11/2022 - 3:44 pm
dwg. EXHIBIT - TREE REMOVAL_2022-03-11.dwg

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-2

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Error North : -0.00040 East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
North: 7,008,656.2329'

Length: 117.82'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Delta: 14°40'31"
Chord: 247.77'
Course In: S43°53'00"E
RP North: 7,007,957.1071'
End North: 7,008,803.7700'

Radius: 970.00'
Tangent: 124.91'
Course: N53°27'16"E
Course Out: N29°12'29"W
East: 2,606,643.7280'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
North: 7,008,947.0931'

Length: 293.25'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
North: 7,008,925.2823'

Length: 25.00'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
North: 7,009,182.4849'

Length: 526.72'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Delta: 21°02'27"
Chord: 491.16'
Course In: N29°15'19"W
RP North: 7,010,355.9354'
End North: 7,009,496.7193'

Radius: 1,345.00'
Tangent: 249.78'
Course: N50°13'28"E
Course Out: S50°17'46"E
East: 2,606,240.7933'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Error Closure: 0.0063
Error North : 0.00315

Area: 708,413.64Sq.Ft.
Course: N59°52'37"W
East: -0.00544

Precision 1: 821,968.25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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	TBD				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of FM 549 and HWY 205, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☐ ***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	549 Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 14th *DAY OF* October *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10331063
Expires October 23, 2023

MY COMMISSION EXPIRES 10/23/23

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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 TBD

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEC of FM 549 and HWY 205, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

☐ ***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	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

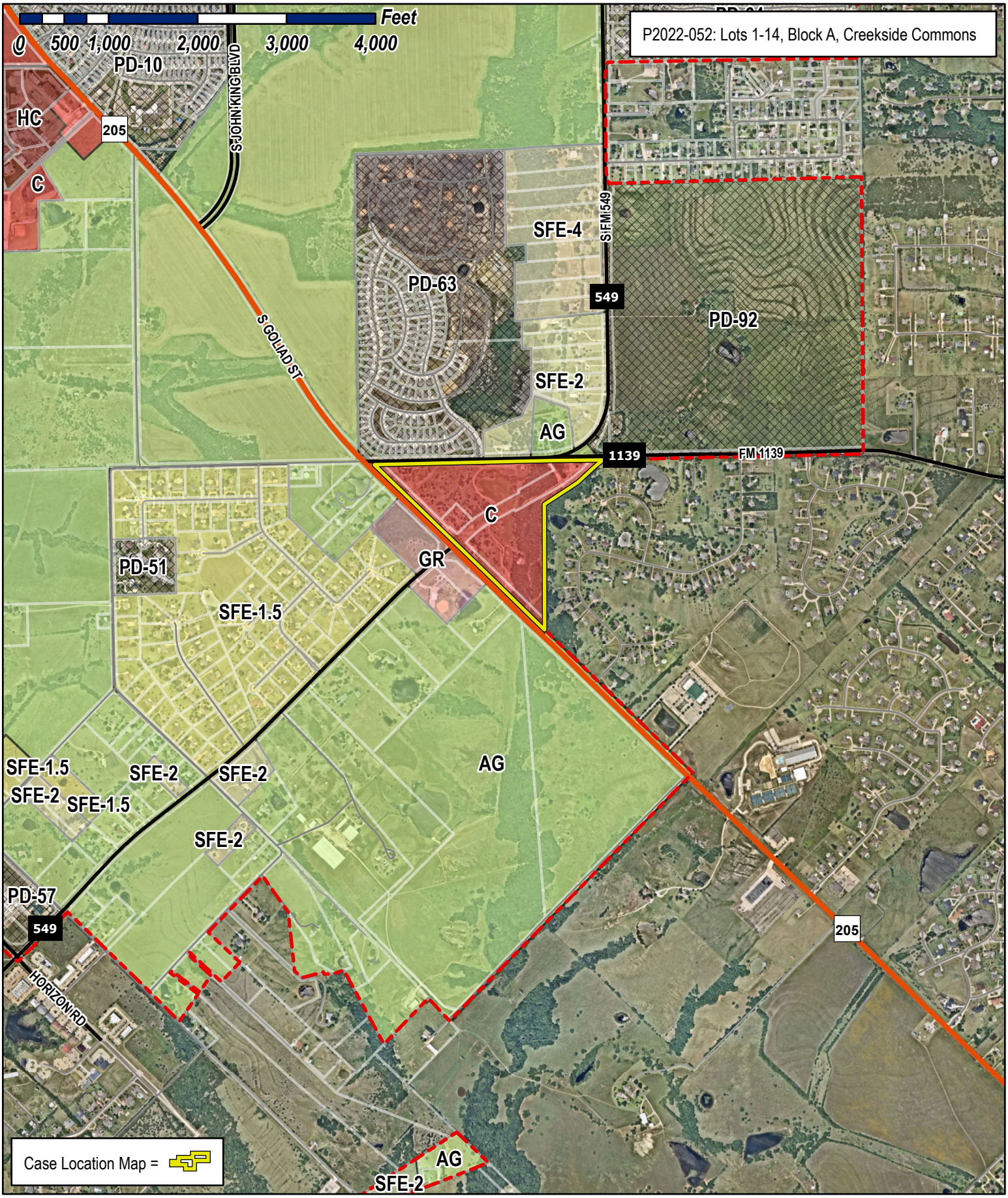
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE Justin Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Lynn Hobbs

MY COMMISSION EXPIRES 03-09-2025

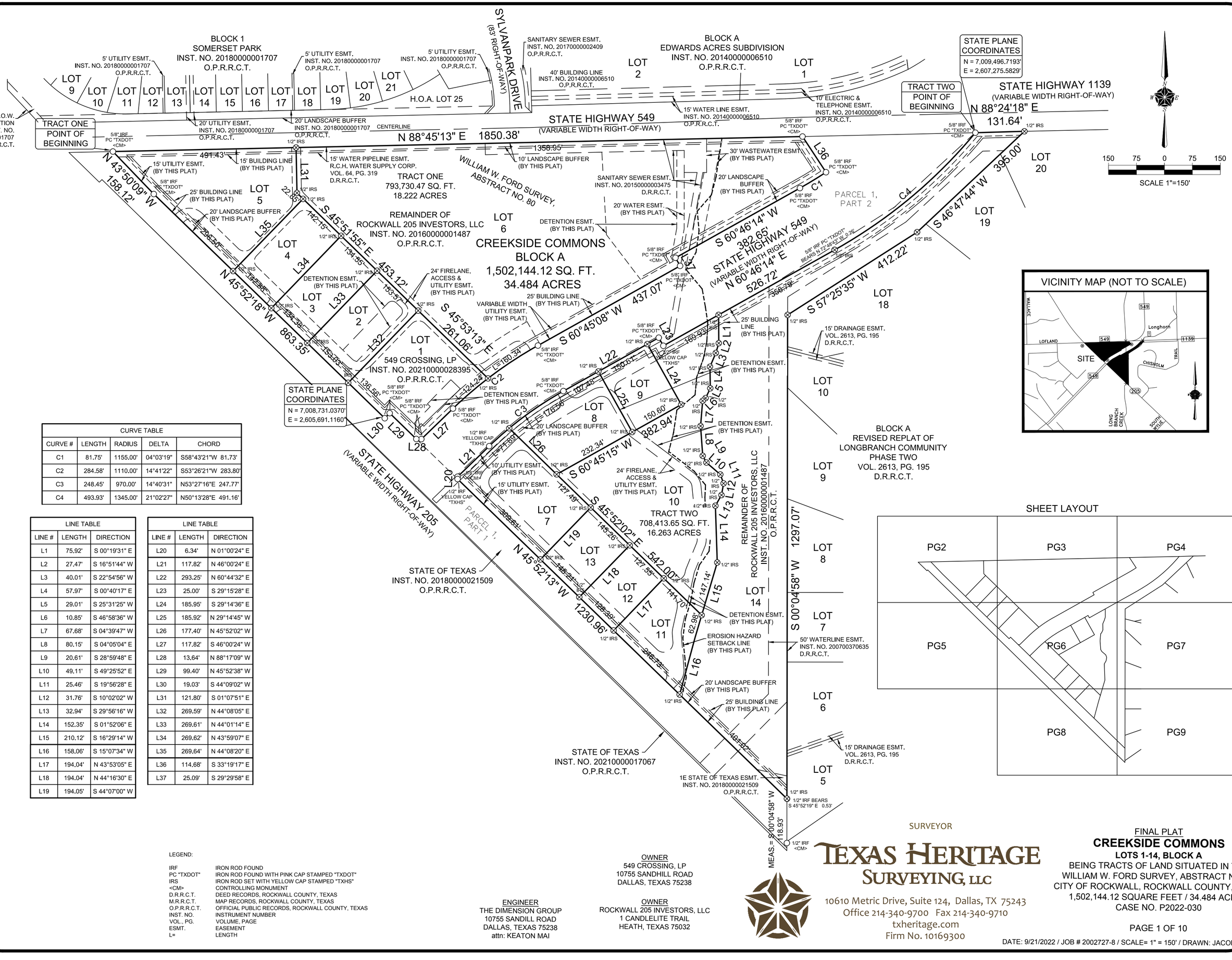
JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-5 EXPIRES 03-09-2025



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.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

85.45'

144.55'

84.88'

136.47'

123.31'

56.20'

27.07'

72.20'

120.43'

67.76'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.42'

8.86'

26.42'

45.00'

1321.87'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

118.22'

114.11'

10.00'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

C6

L38

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

1/2" IRS

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

H.O.A. LOT 25

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

30'

312.15'

594.40'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

201.24'

19.91'

L151

L148

L147

L146

L132

30' WASTEWATER ESMT.
(BY THIS PLAT)

MATCH LINE PG 4

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

L133

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L131

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

L139

L140

20' WATER ESMT.
(BY THIS PLAT)

L142

L130

UTILITY ESMT.
(BY THIS PLAT)

L149

25' BUILDING
LINE
(BY THIS PLAT)

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

DETENTION ESMT.
(BY THIS PLAT)

L160

L145

L129

S 60°46'14" W 382.65'

L138

L141

L128

39.21'

20' LANDSCAPE
BUFFER
(BY THIS PLAT)

L137

L144

42.05'

L159

L136

5/8" IRF
PC "TXDOT"
<CM>

10.00'

S 29°29'58" E
25.09'

5/8" IRF
PC "TXDOT"
<CM>

L127

L134

L126

S 45°51'55" E 453.12'

134.55'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

1/2" IRS

LOT
2

153.57'

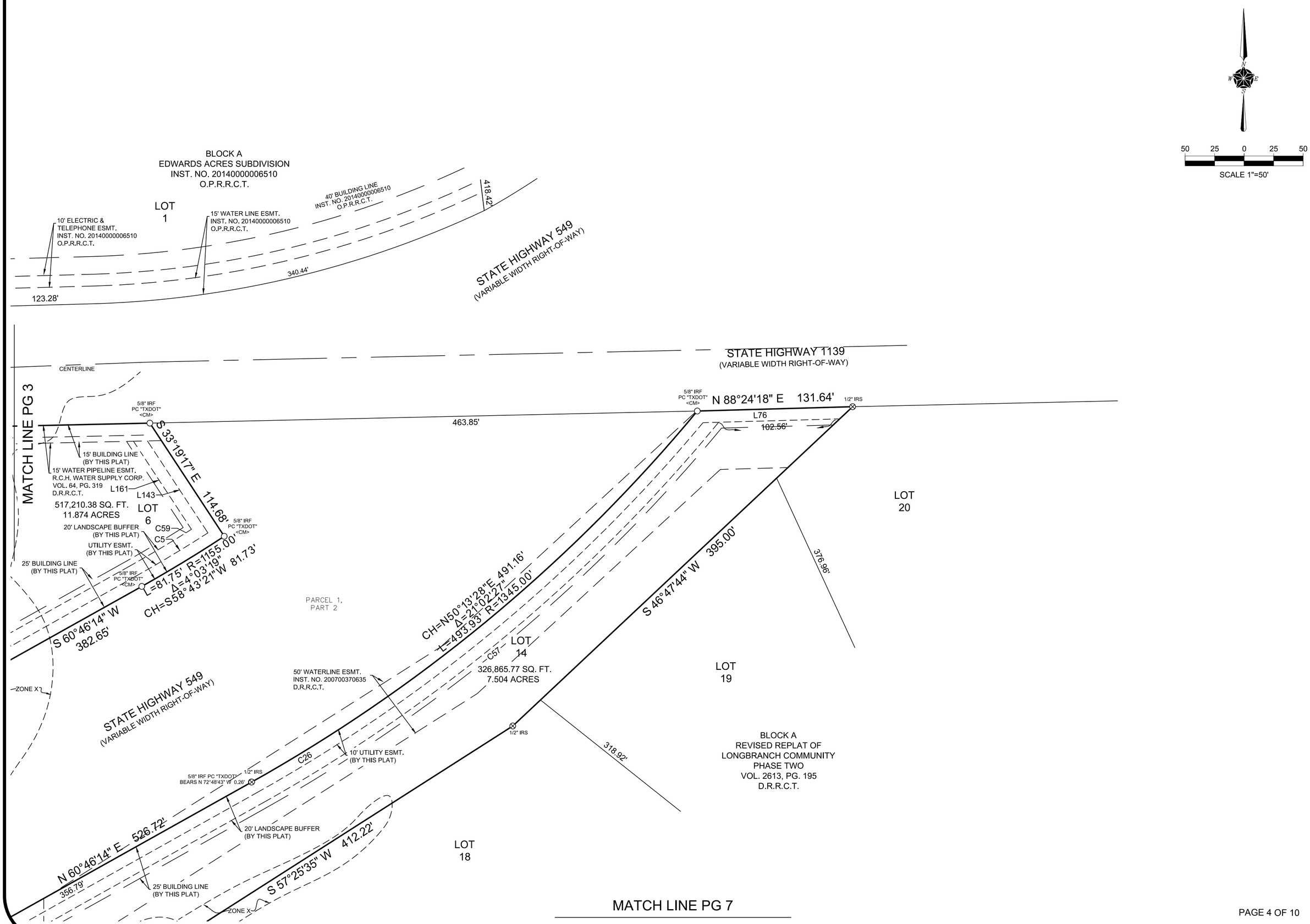
41,328.89 SQ. FT.
0.949 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

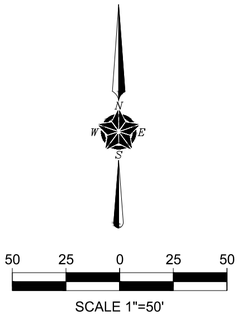
DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

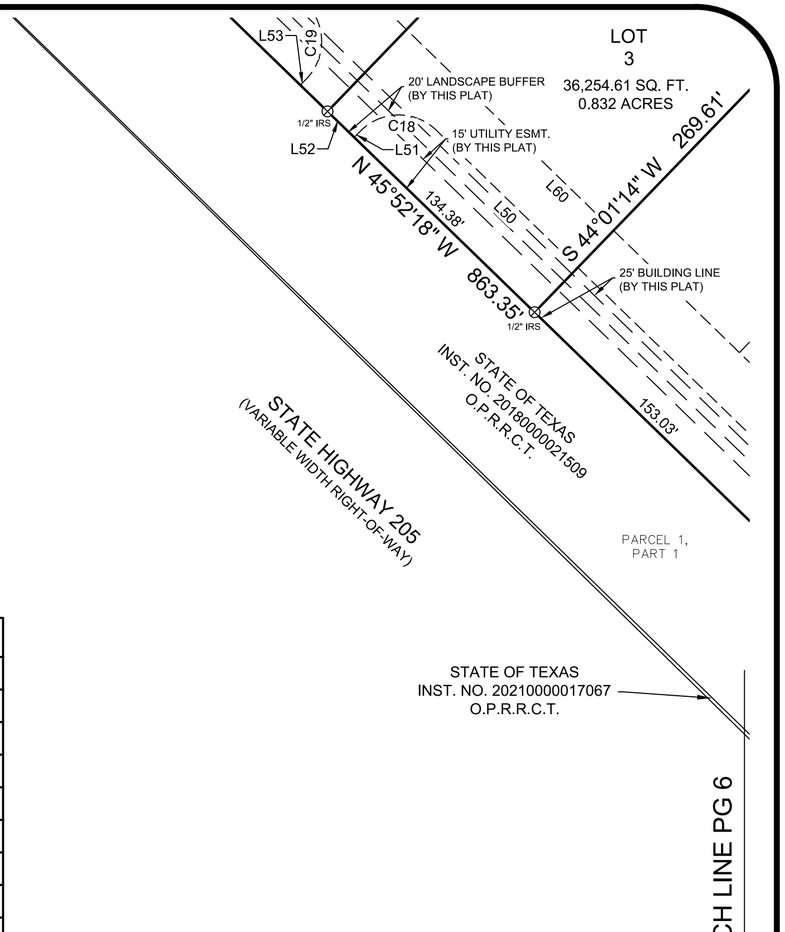


MATCH LINE PG 7

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1, PART 2

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

PARCEL 1, PART 1

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' UTILITY ESMT. (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

1/2" IRF YELLOW CAP "TXHS"

5/8" IRF PC "TXDOT" <CM>

S 44°08'05" W 269.59'

S 45°53'13" E 261.06'

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

S 60°45'12" W 437.07'

N 60°44'32" E 293.25'

N 60°46'14" E 526.72'

S 29°15'28" E 25.00'

S 29°14'36" E 185.95'

S 29°14'45" E 185.92'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

CH=N53°27'16"E 247.77' Δ=14°40'31" R=970.00' L=248.45'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

N 46°00'24" E 117.82'

N 01°00'24" E 6.34'

N 45°52'38" W 99.40'

S 44°09'02" W 19.03'

S 46°00'24" W 117.82'

N 88°17'09" W 13.64'

L=124.24'

L=160.34'

L=176.56'

L=170.74'

L=71.89'

L=72.54'

136.56'

153.57'

269.59'

2353.30'

309.61'

145.21'

127.49'

232.34'

145.26'

127.55'

107.48'

150.61'

169.93'

129.57'

35.16'

150.60'

137.52'

13.08'

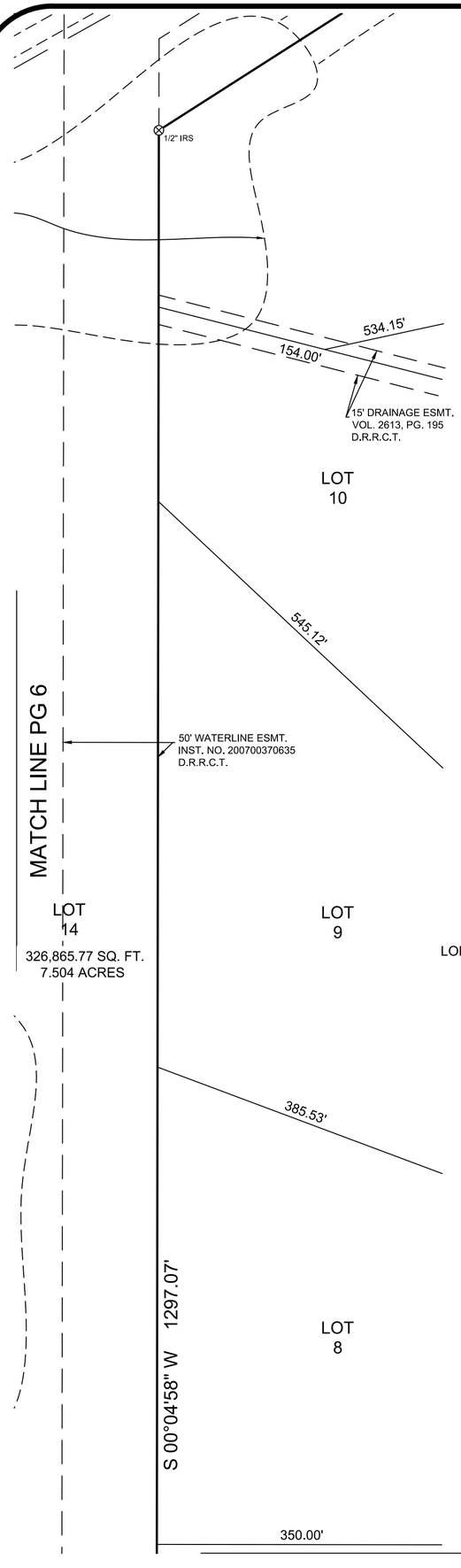
SCALE 1"=50'

50 25 0 25 50

DETENTION ESMT. (BY THIS PLAT)

PAGE 6 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 4

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

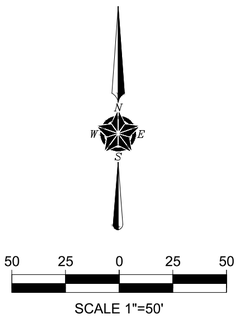
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W

MATCH LINE PG 9

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

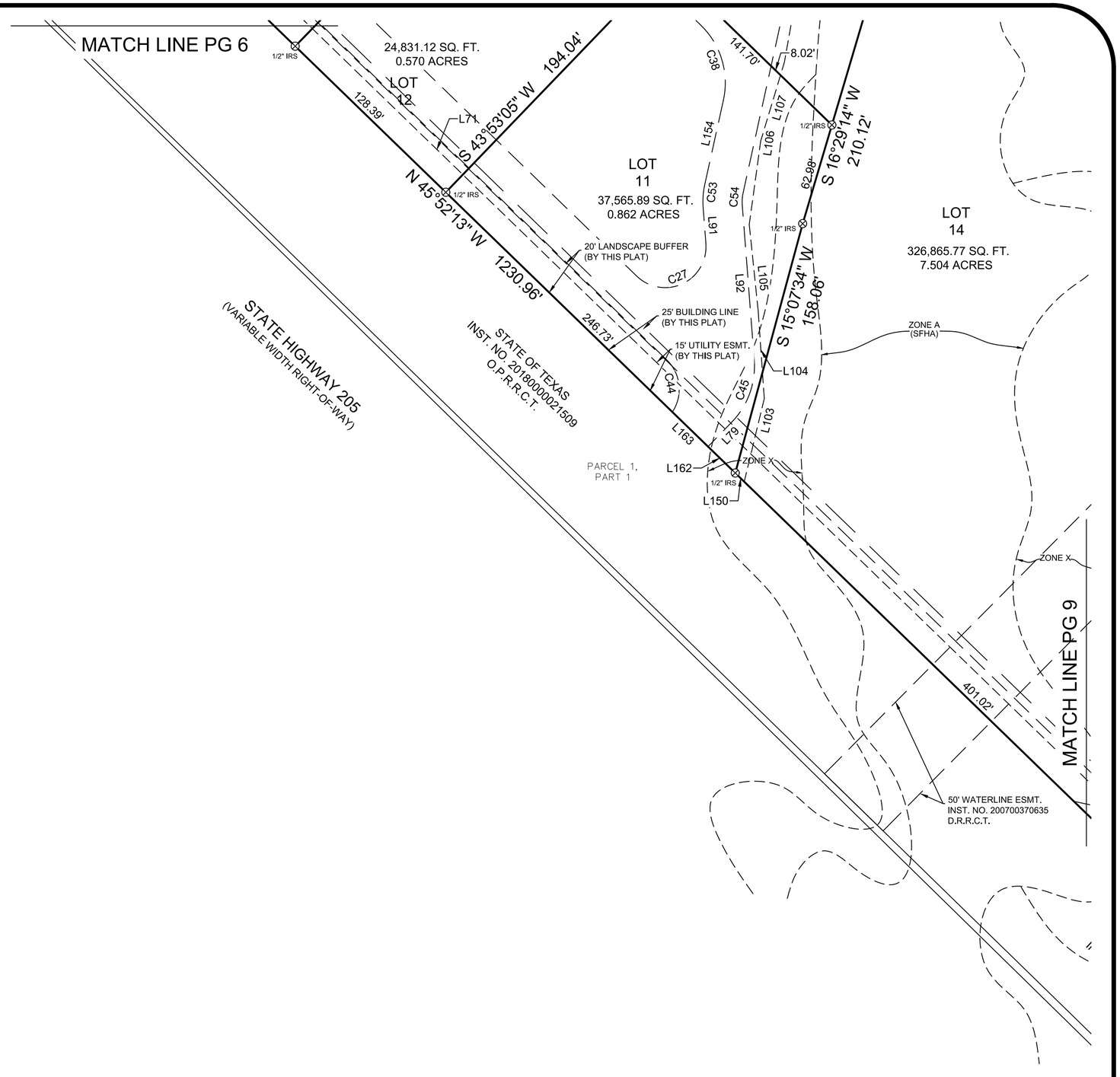
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

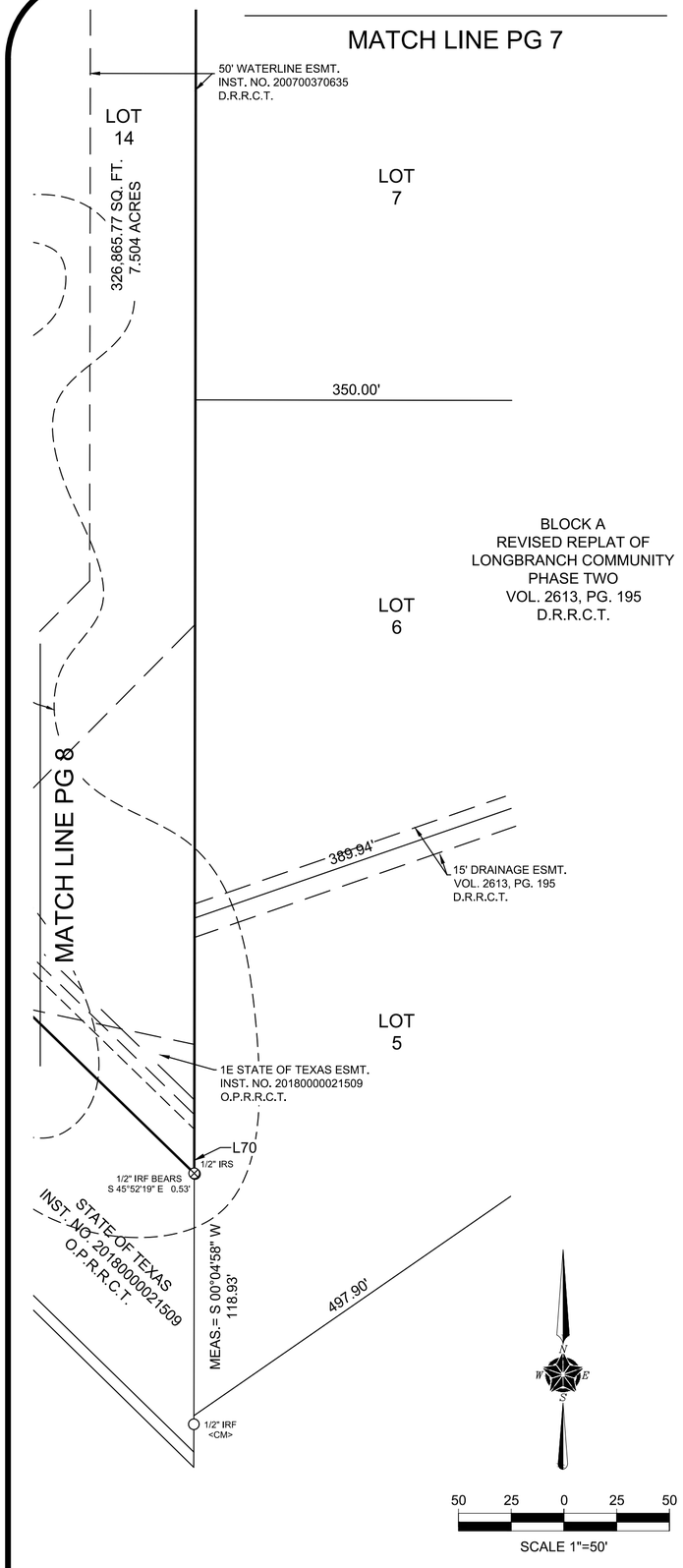
COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.



DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/21/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

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.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00	
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00			
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**531.00**			**26.00**	**346.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECED TREE
- IN UTILITY EASEMENT

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.)

APPROX. LIMITS OF CONSTRUCTION

8" PROPOSED SEWER LINE WW-1

12" PROPOSED WATER LINE W-2

8" PROPOSED SEWER LINE WW-2

APPROX. LIMITS OF CONSTRUCTION

FUTURE F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.) (UNIMPROVED)

12" PROPOSED WATER LINE W-1

APPROX. LIMITS OF CONSTRUCTION

POND INFILL AREA - SEE SHEET TRE-2 FOR TREE LIST & CALCULATIONS

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/27/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. BRANDON
3423
STATE OF TEXAS
06/27/2022

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 6/27/2022 - 4:33 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg

drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TREE REMOVAL - POND INFILL AREA

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DARCY R BRANDON
3423
STATE OF TEXAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9248	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9249	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9270	AMERICAN ELM ULMUS AMERICANA	7.00	FAIR	CROWDED, DECLINE			7.00		
9271	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
9272	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9273	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
9274	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9275	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9276	HONEY LOCUST GLEDITSIA TRIOCANTHA	6.00	FAIR	CROWDED, DECLINE			6.00		
9277	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9278	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9279	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9280	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9285	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9286	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
9301	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9303	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9304	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9324	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9325	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
9326	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9327	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9328	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9329	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9330	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9331	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9333	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9354	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
9355	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9356	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9357	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
	TOTAL	**2364.00**			**0.00**	**1986.00**	**219.00**	**159.00**	0.00
	FEATURE TREE MITIGATION (2:1)				0.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION (1:1)						219.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							79.50	

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/11/2022
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 200-672
date 3/11/2022 – 3:44 pm
dwg. EXHIBIT – TREE REMOVAL_2022-03-11.dwg

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-2

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
North: 7,008,656.2329'

Length: 117.82'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Delta: 14°40'31"
Chord: 247.77'
Course In: S43°53'00"E
RP North: 7,007,957.1071'
End North: 7,008,803.7700'

Radius: 970.00'
Tangent: 124.91'
Course: N53°27'16"E
Course Out: N29°12'29"W
East: 2,606,643.7280'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
North: 7,008,947.0931'

Length: 293.25'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
North: 7,008,925.2823'

Length: 25.00'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
North: 7,009,182.4849'

Length: 526.72'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Delta: 21°02'27"
Chord: 491.16'
Course In: N29°15'19"W
RP North: 7,010,355.9354'
End North: 7,009,496.7193'

Radius: 1,345.00'
Tangent: 249.78'
Course: N50°13'28"E
Course Out: S50°17'46"E
East: 2,606,240.7933'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Error Closure: 0.0063
Error North : 0.00315

Area: 708,413.64Sq.Ft.
Course: N59°52'37"W
East: -0.00544

Precision 1: 821,968.25

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:	October 25, 2022
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2022-052; *Final Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 34.484-acre tract of land (*i.e. Tracts 17-5 & 17-8 of the W. W. Ford Survey, Abstract No. 80*) for the purpose of creating fourteen (14) non-residential lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future development of the property. The proposed *Final Plat* conforms to the preliminary plat [*Case No. P2022-030*] approved by the City Council on July 5, 2022.

☑ The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] rezoning the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1-14, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-052	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Creekside Commons	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Final Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/19/2022	Approved w/ Comments

10/19/2022: P2022-052: Final Plat for Lots 1-14, Block A, Creekside Commons Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549.
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 (P2022-052) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Final Plat
Creekside Commons Addition
Lots 1-14, Block A
34.484 Acres / 1,502,144.12 SF
14 Lots
Situated within Tracts 17-5 & 17-8 of the
W. W. Ford Survey, Abstract No. 80
City of Rockwall, Rockwall County, Texas

M.5 Please clarify what Lot 14 is (e.g. Open Space Lot, Drainage Easement, Floodplain, etc.), and indicate it as such.
M.6 Remove the mentions of Tract One and Tract Two.
M.7 Lot 10 does not meet the Commercial (C) District lot width requirements (i.e. no portion of the lot can be less than 60-feet wide).
M.8 Since engineering plans have not been approved for any other lot other than Lot 1, please remove all easements for Lots 2-14.
M.9 Please indicate all existing and proposed utility easements.
M.10 Remove the callouts of Parcel 1 Part 1 and Parcel 1 and Parcel 2. If this area is to be right-of-way dedication please indicate it as such.
M.11 There is a boundary callout that varies between the plat and the legal description (i.e. S 60º 45’ 08” W and S 60º 46’ 08” W).

M.12 Remove the preliminary language from the surveyor's signature block.

M.13 Please review and correct all items listed by the Engineering Department.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 25, 2022.

I.15 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.

I.16 The projected City Council Meeting date for this case will be November 7, 2022.

I.17 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	10/19/2022	Needs Review

10/19/2022: M - Remove easements on properties other than those needed for Lot 1 to develop and off-site approved improvements.

M - Remove all easements not approved with engineering plans

M - Call out 100-year flood plain, including the 100-year WSEL a minimum of every 300', with the source of the data.

M - Extend match line to full length to avoid confusion. (all pages)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

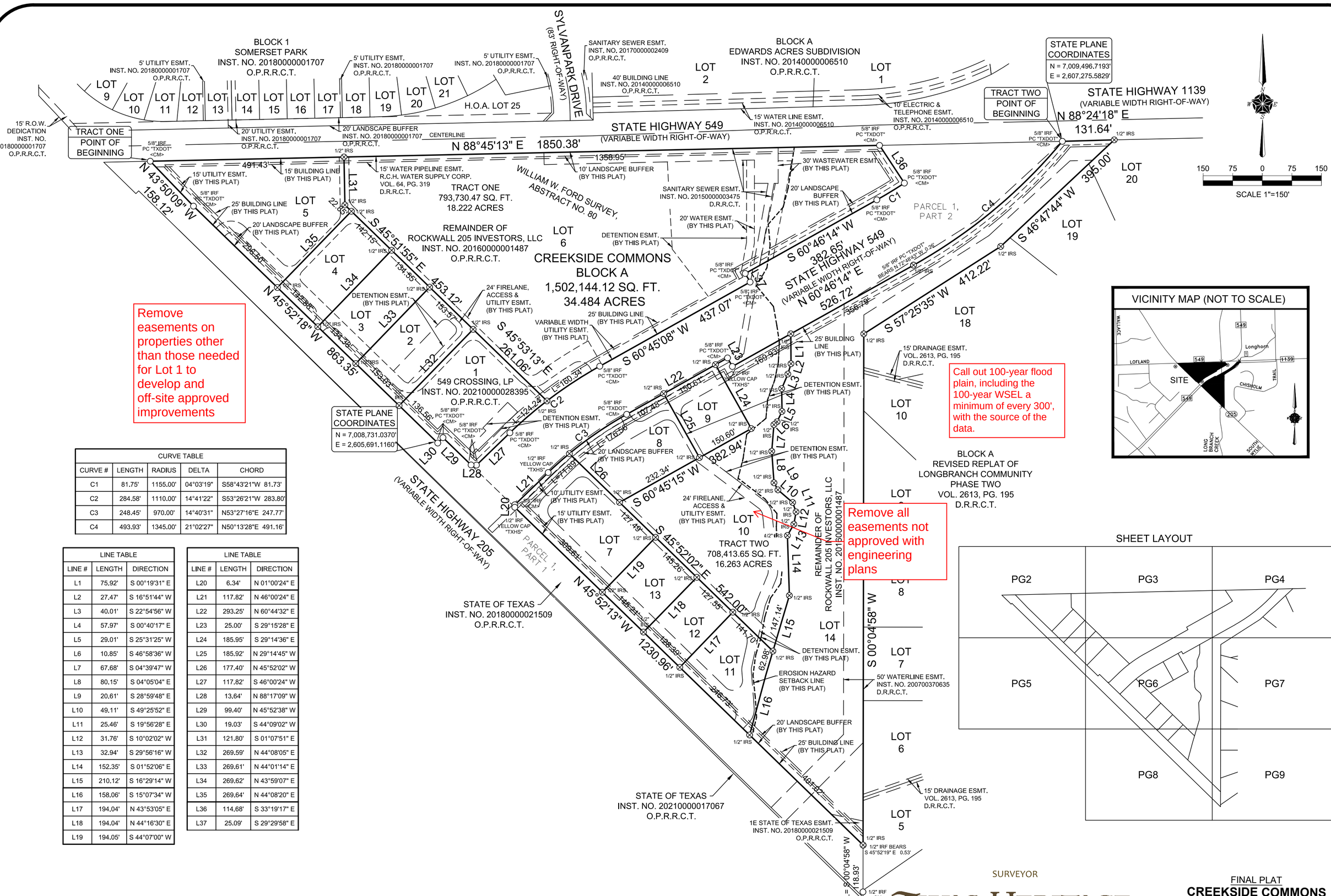
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



Remove easements on properties other than those needed for Lot 1 to develop and off-site approved improvements

Call out 100-year flood plain, including the 100-year WSEL a minimum of every 300', with the source of the data.

Remove all easements not approved with engineering plans

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

85.45'

144.55'

84.88'

136.47'

123.31'

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

56.20' 27.07' 72.20' 120.43' 67.76' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.42' 8.86' 26.42' 45.00'

1321.87'

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

118.22'

114.11'

10.00'

STATE OF TEXAS INST. NO. 20180000021509 O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

L38

C6

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L42

1/2" IRS

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

Extend match line to full length to avoid confusion. (all pages)

MATCH LINE PG 5

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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	TBD				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of FM 549 and HWY 205, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☐ ***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	549 Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 14th *DAY OF* October *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10331063
Expires October 23, 2023

MY COMMISSION EXPIRES 10/23/23

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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]:

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- ☐ 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:
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBD

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEC of FM 549 and HWY 205, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

☐ ***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	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

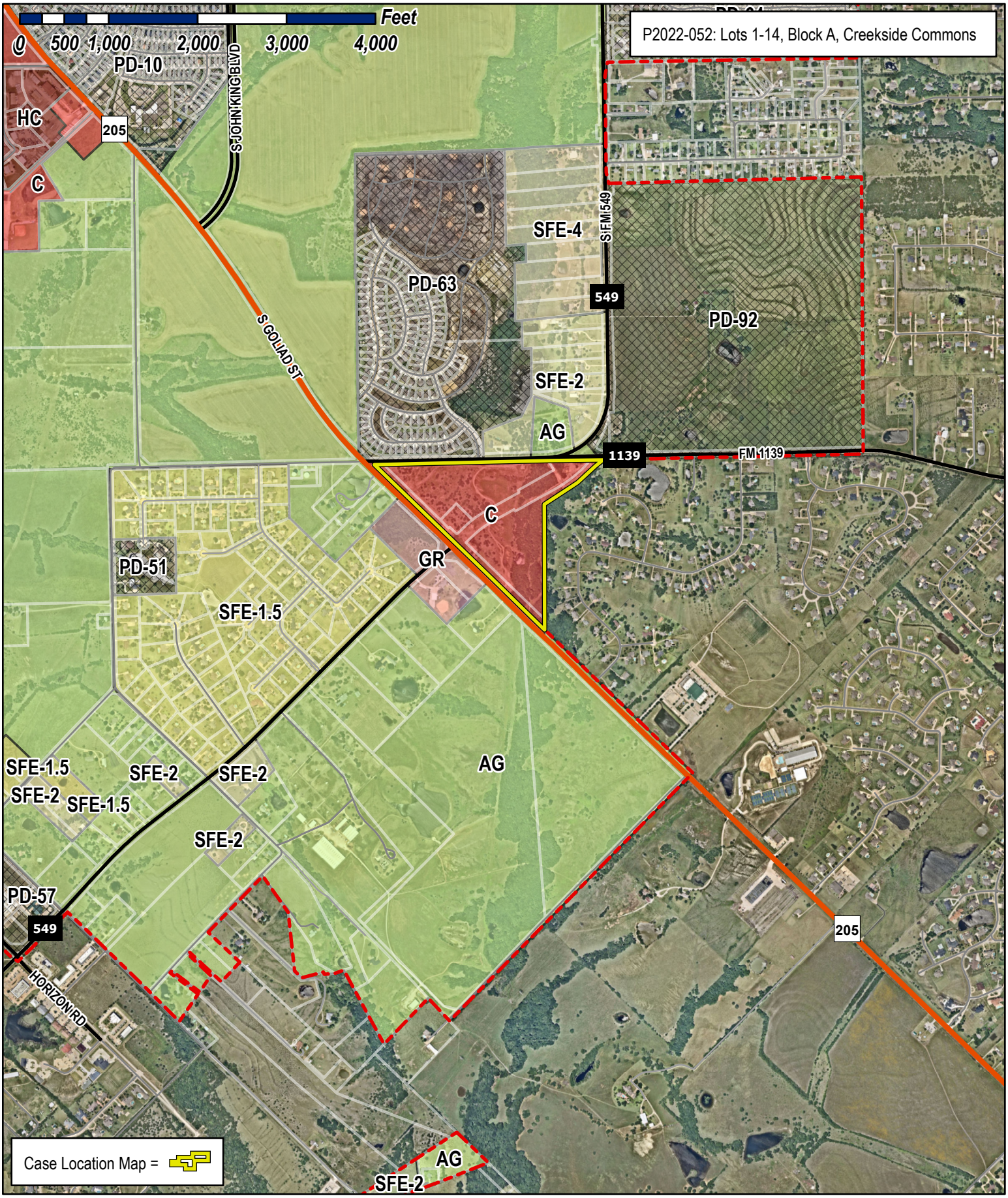
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE Justin Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Lynn Hobbs

MY COMMISSION EXPIRES 03-09-2025

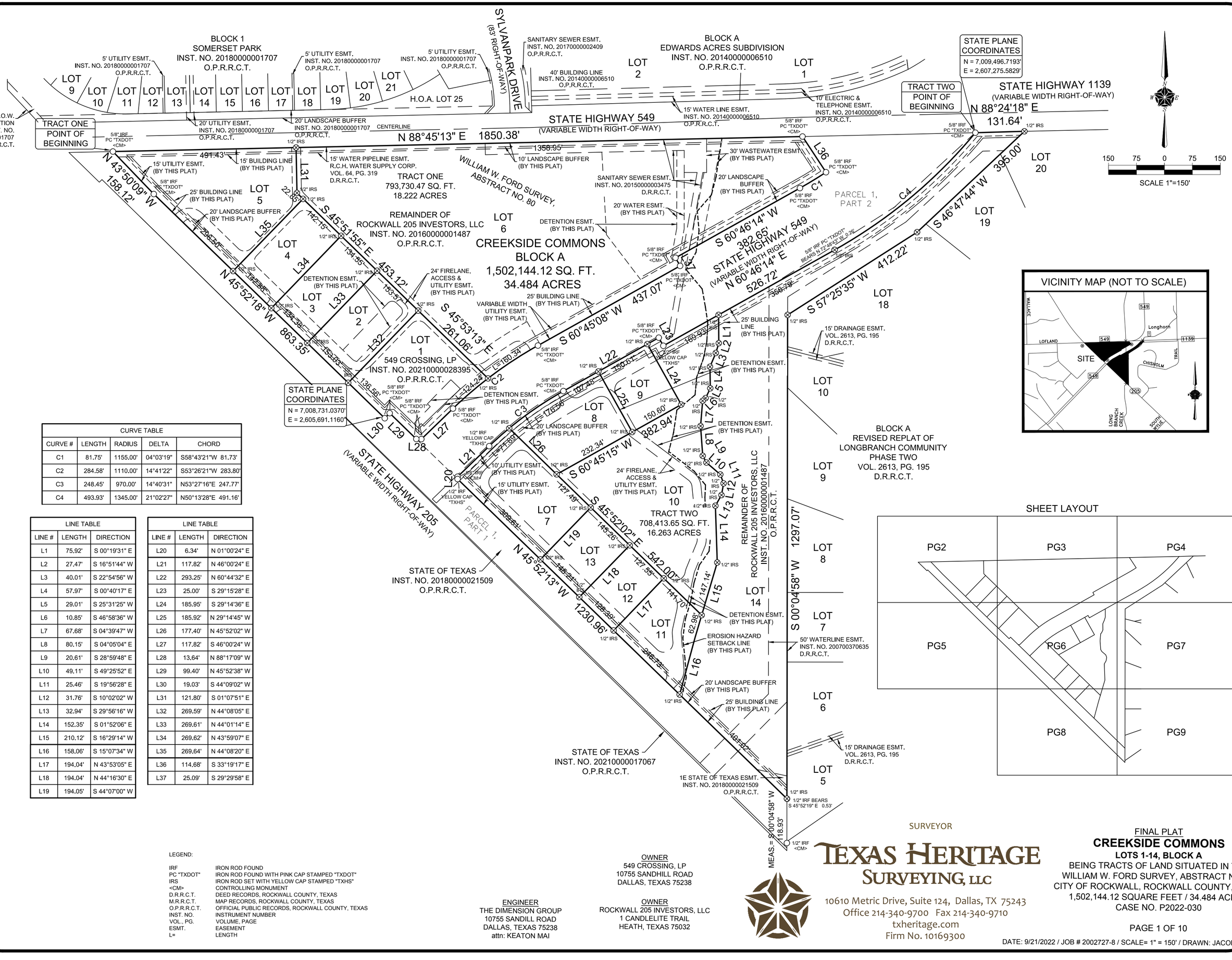
JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-5 EXPIRES 03-09-2025



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.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

85.45'

144.55'

84.88'

136.47'

123.31'

56.20'

27.07'

72.20'

120.43'

67.76'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.42'

8.86'

26.42'

45.00'

1321.87'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

118.22'

114.11'

10.00'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

C6

L38

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

1/2" IRS

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
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INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

H.O.A. LOT 25

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

30'

312.15'

594.40'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

201.24'

19.91'

L151

L148

L147

L146

L132

30' WASTEWATER ESMT.
(BY THIS PLAT)

MATCH LINE PG 4

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

L133

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L131

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

L139

L140

20' WATER ESMT.
(BY THIS PLAT)

L142

L130

UTILITY ESMT.
(BY THIS PLAT)

L149

25' BUILDING
LINE
(BY THIS PLAT)

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

DETENTION ESMT.
(BY THIS PLAT)

L160

L145

L129

S 60°46'14" W 382.65'

L138

L141

L128

39.21'

20' LANDSCAPE
BUFFER
(BY THIS PLAT)

L137

L144

42.05'

L159

L136

5/8" IRF
PC "TXDOT"
<CM>

10.00'

S 29°29'58" E
25.09'

5/8" IRF
PC "TXDOT"
<CM>

L127

L134

L126

S 45°51'55" E 453.12'

134.55'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

1/2" IRS

LOT
2

153.57'

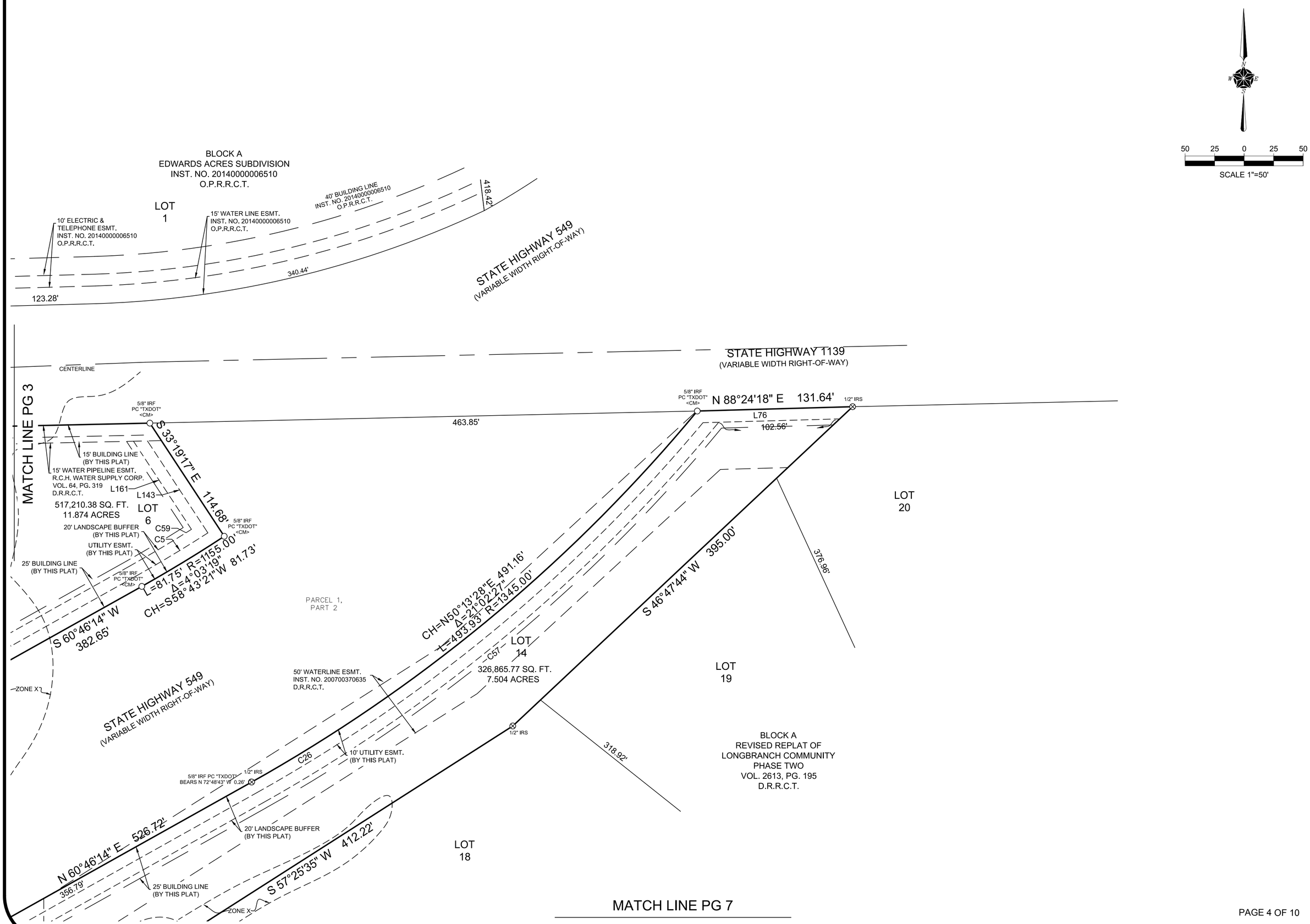
41,328.89 SQ. FT.
0.949 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

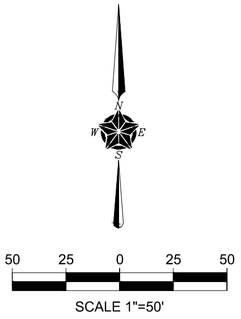
DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

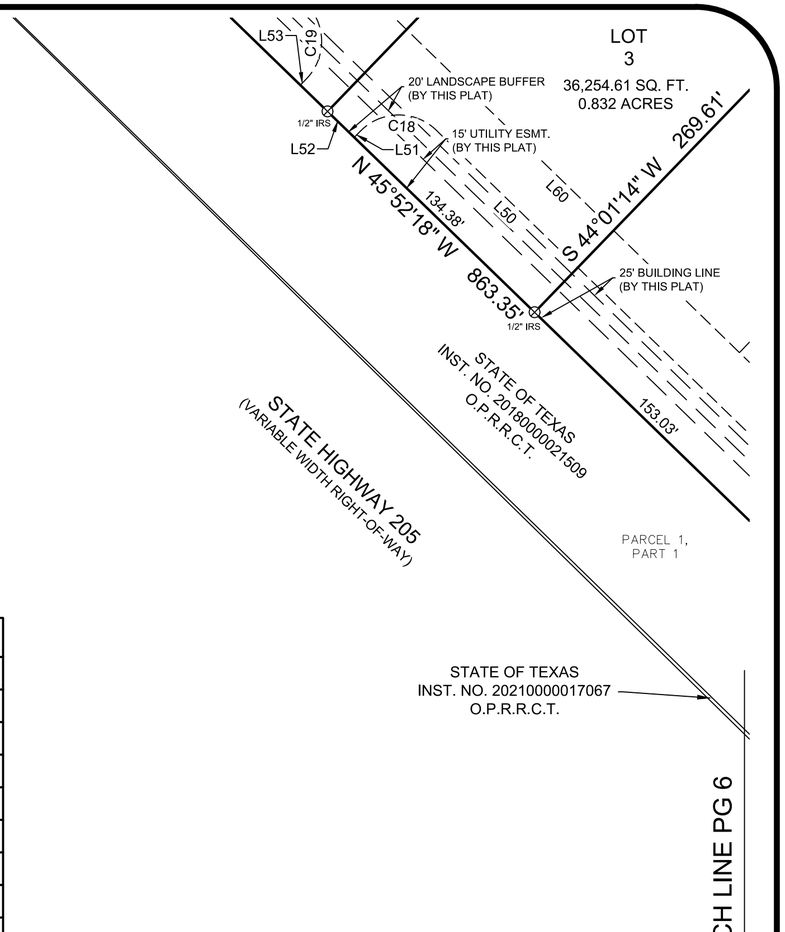


MATCH LINE PG 7

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1, PART 2

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

PARCEL 1, PART 1

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' UTILITY ESMT. (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

1/2" IRF YELLOW CAP "TXHS"

5/8" IRF PC "TXDOT" <CM>

S 44°08'05" W 269.59'

S 45°53'13" E 261.06'

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

S 60°45'12" W 437.07'

N 60°44'32" E 293.25'

N 60°46'14" E 526.72'

S 29°15'28" E 25.00'

S 29°14'36" E 185.95'

S 29°14'45" E 185.92'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

CH=N53°27'16"E 247.77' Δ=14°40'31" R=970.00' L=248.45'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

N 46°00'24" E 117.82'

N 01°00'24" E 6.34'

N 45°52'38" W 99.40'

S 44°09'02" W 19.03'

S 46°00'24" W 117.82'

N 88°17'09" W 13.64'

L=124.24'

L=160.34'

L=176.56'

L=170.74'

L=71.89'

L=72.54'

136.56'

153.57'

269.59'

2353.30'

309.61'

145.21'

127.49'

232.34'

145.26'

127.55'

107.48'

150.61'

169.93'

129.57'

35.16'

150.60'

137.52'

13.08'

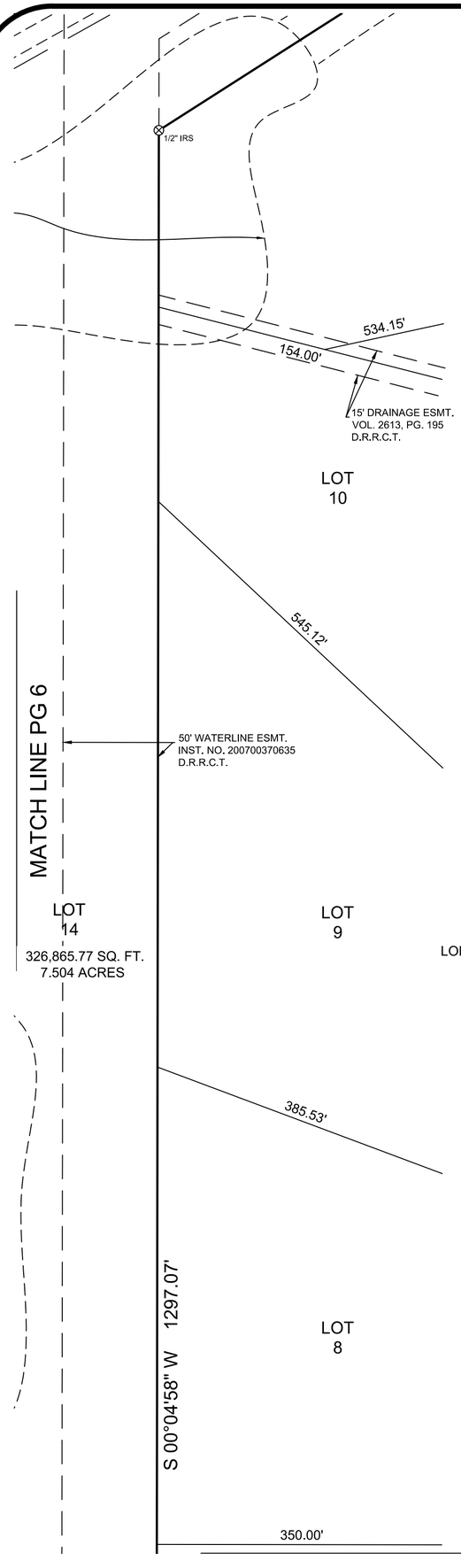
SCALE 1"=50'

50 25 0 25 50

DETENTION ESMT. (BY THIS PLAT)

PAGE 6 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 4

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

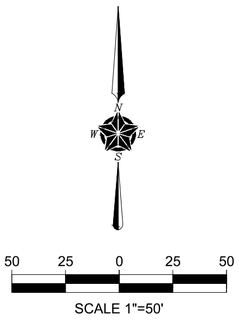
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W

MATCH LINE PG 9

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

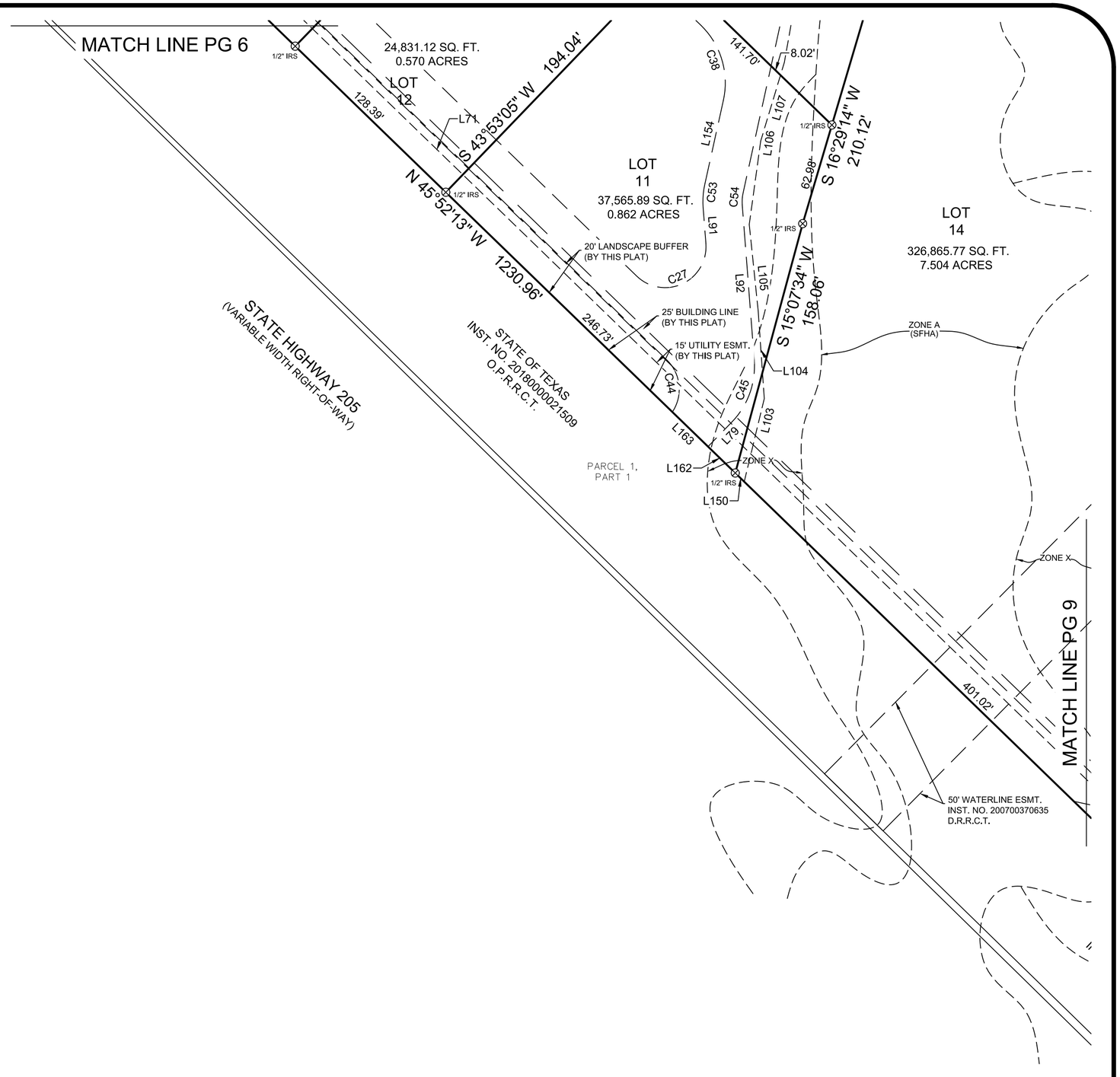
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

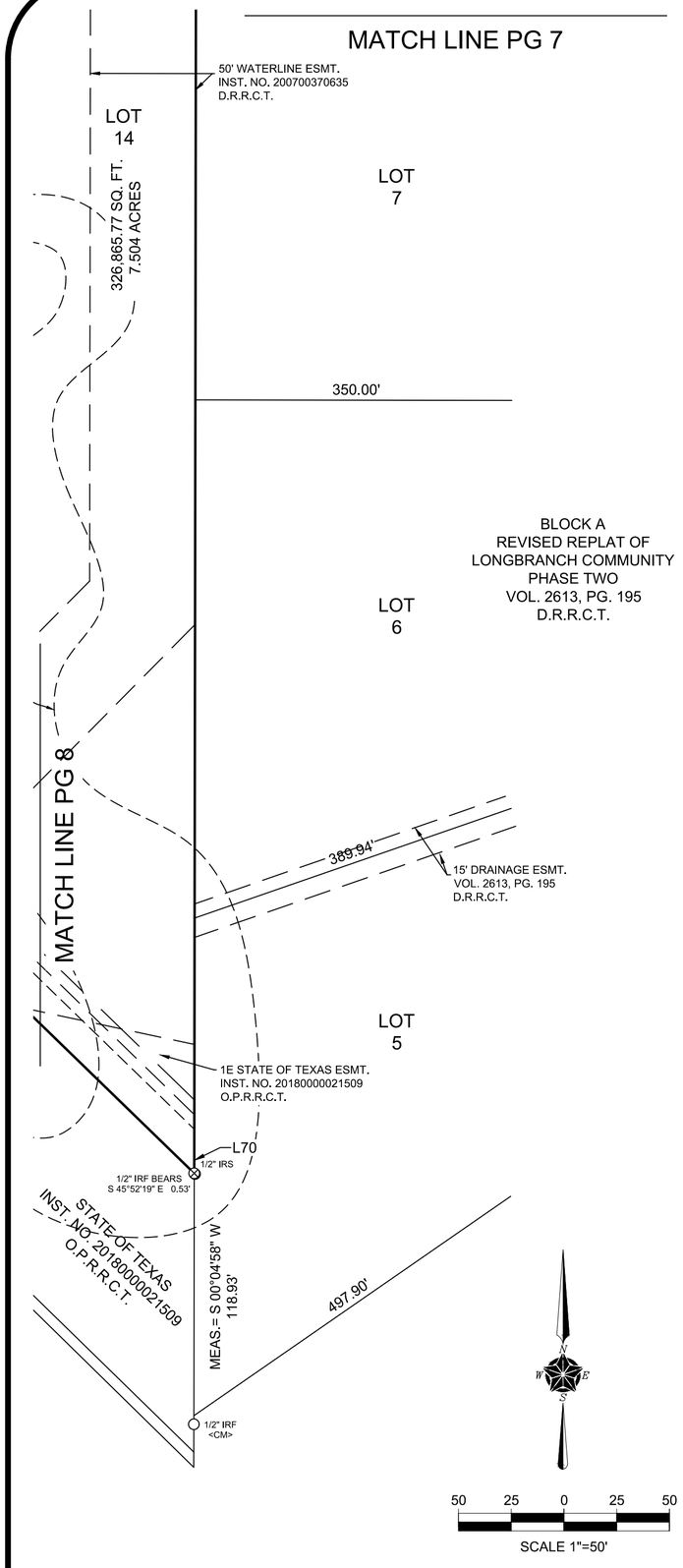
COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.



DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/21/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

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.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00	
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00			
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**531.00**			**26.00**	**346.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECED TREE
- IN UTILITY EASEMENT

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.)

APPROX. LIMITS OF CONSTRUCTION

8" PROPOSED SEWER LINE WW-1

12" PROPOSED WATER LINE W-2

8" PROPOSED SEWER LINE WW-2

APPROX. LIMITS OF CONSTRUCTION

FUTURE F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.) (UNIMPROVED)

12" PROPOSED WATER LINE W-1

APPROX. LIMITS OF CONSTRUCTION

POND INFILL AREA - SEE SHEET TRE-2 FOR TREE LIST & CALCULATIONS

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/27/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. BRANDON
3423
STATE OF TEXAS
06/27/2022

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 6/27/2022 - 4:33 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg

drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TREE REMOVAL - POND INFILL AREA

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DARCY R BRANDON
3423
STATE OF TEXAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9248	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9249	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9270	AMERICAN ELM ULMUS AMERICANA	7.00	FAIR	CROWDED, DECLINE			7.00		
9271	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
9272	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9273	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
9274	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9275	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9276	HONEY LOCUST GLEDITSIA TRIOCANTHA	6.00	FAIR	CROWDED, DECLINE			6.00		
9277	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9278	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9279	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9280	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9285	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9286	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
9301	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9303	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9304	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9324	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9325	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
9326	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9327	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9328	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9329	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9330	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9331	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9333	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9354	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
9355	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9356	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9357	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
	TOTAL	**2364.00**			**0.00**	**1986.00**	**219.00**	**159.00**	0.00
	FEATURE TREE MITIGATION (2:1)				0.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION (1:1)						219.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							79.50	

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/11/2022
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by
project no. 200-672
date 3/11/2022 - 3:44 pm
dwg. EXHIBIT - TREE REMOVAL_2022-03-11.dwg

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-2

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
North: 7,008,656.2329'

Length: 117.82'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Delta: 14°40'31"
Chord: 247.77'
Course In: S43°53'00"E
RP North: 7,007,957.1071'
End North: 7,008,803.7700'

Radius: 970.00'
Tangent: 124.91'
Course: N53°27'16"E
Course Out: N29°12'29"W
East: 2,606,643.7280'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
North: 7,008,947.0931'

Length: 293.25'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
North: 7,008,925.2823'

Length: 25.00'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
North: 7,009,182.4849'

Length: 526.72'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Delta: 21°02'27"
Chord: 491.16'
Course In: N29°15'19"W
RP North: 7,010,355.9354'
End North: 7,009,496.7193'

Radius: 1,345.00'
Tangent: 249.78'
Course: N50°13'28"E
Course Out: S50°17'46"E
East: 2,606,240.7933'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Error Closure: 0.0063
Error North : 0.00315

Area: 708,413.64Sq.Ft.
Course: N59°52'37"W
East: -0.00544

Precision 1: 821,968.25

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:	November 7, 2022
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2022-052; *Final Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 34.484-acre tract of land (*i.e. Tracts 17-5 & 17-8 of the W. W. Ford Survey, Abstract No. 80*) for the purpose of creating fourteen (14) non-residential lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future development of the property. The proposed *Final Plat* conforms to the preliminary plat [*Case No. P2022-030*] approved by the City Council on July 5, 2022.

☑ The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] rezoning the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lots 1-14, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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	TBD				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of FM 549 and HWY 205, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☐ ***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	549 Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. 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 14th *DAY OF* October *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10331063
Expires October 23, 2023

MY COMMISSION EXPIRES 10/23/23

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

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 TBD

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEC of FM 549 and HWY 205, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

☐ ***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	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

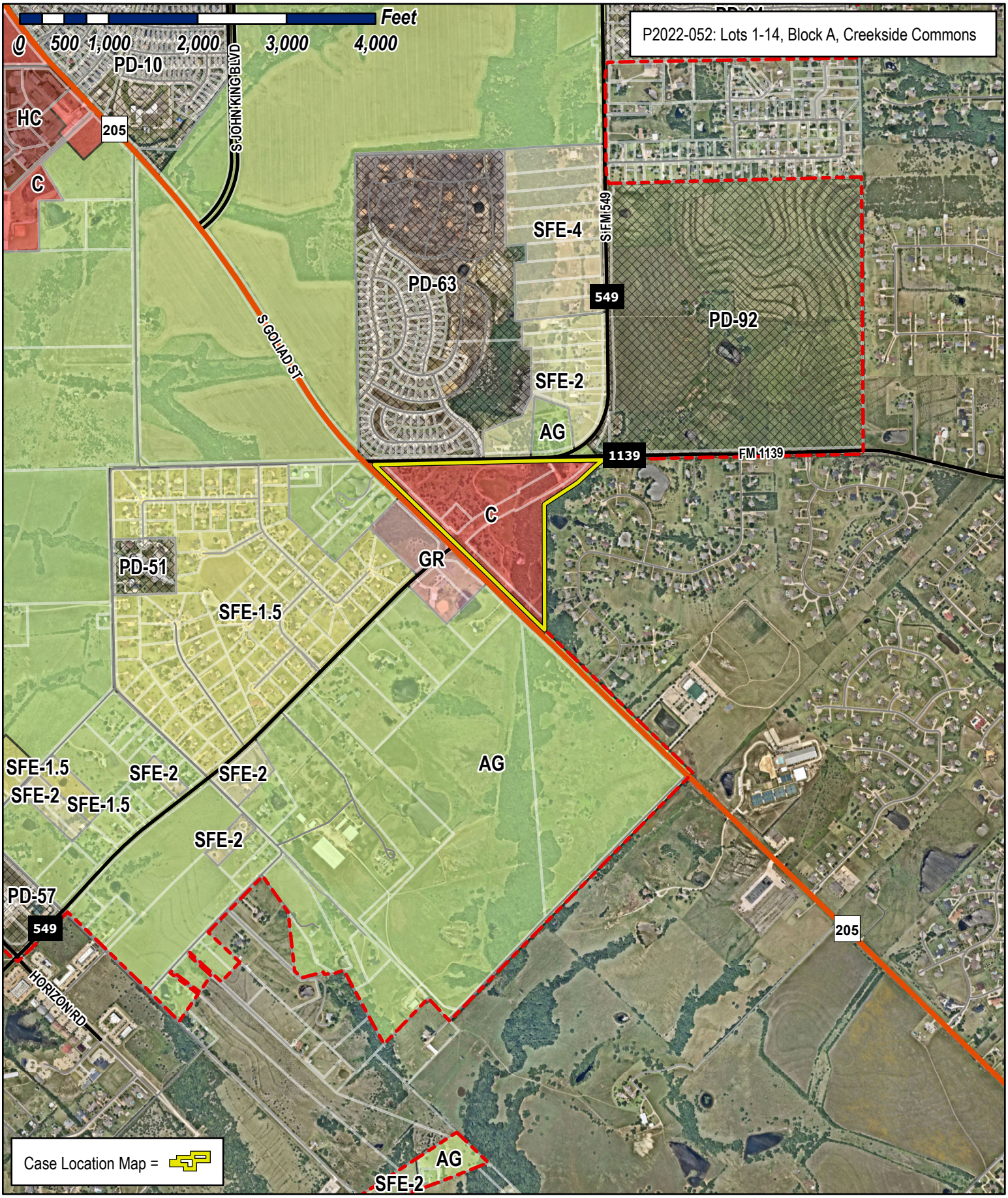
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE Justin Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Lynn Hobbs

MY COMMISSION EXPIRES 03-09-2025

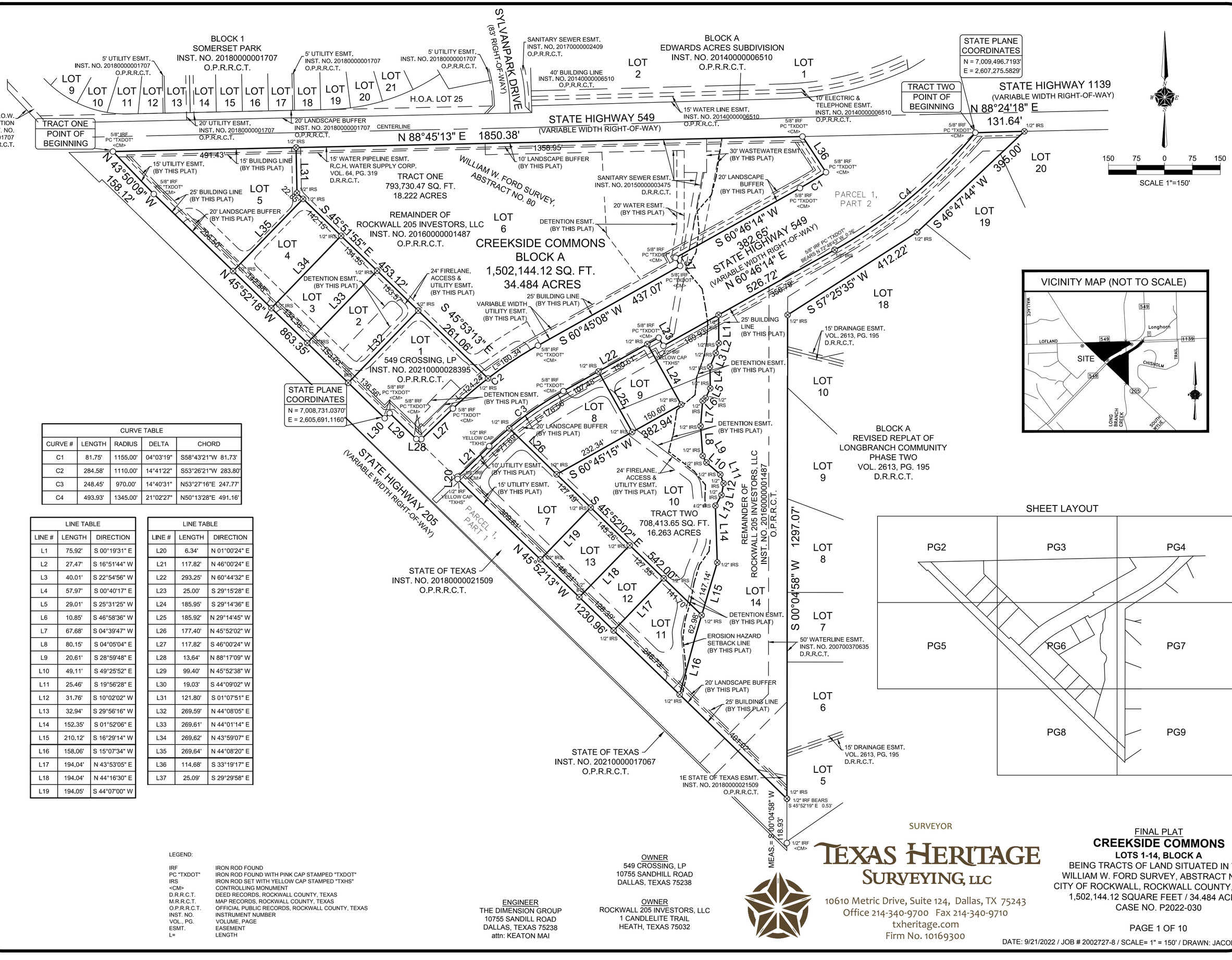
JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-5 EXPIRES 03-09-2025



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.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

85.45'

144.55'

84.88'

136.47'

123.31'

56.20'

27.07'

72.20'

120.43'

67.76'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.42'

8.86'

26.42'

45.00'

1321.87'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

118.22'

114.11'

10.00'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

C6

L38

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

1/2" IRS

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

H.O.A. LOT 25

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

30'

312.15'

594.40'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

201.24'

19.91'

L151

L148

L147

L146

L132

30' WASTEWATER ESMT.
(BY THIS PLAT)

MATCH LINE PG 4

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

L133

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L131

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

L139

L140

20' WATER ESMT.
(BY THIS PLAT)

L142

L130

UTILITY ESMT.
(BY THIS PLAT)

L149

25' BUILDING
LINE
(BY THIS PLAT)

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

DETENTION ESMT.
(BY THIS PLAT)

L160

L145

L129

S 60°46'14" W 382.65'

L138

L141

L128

39.21'

20' LANDSCAPE
BUFFER
(BY THIS PLAT)

L137

L144

42.05'

L159

L136

5/8" IRF
PC "TXDOT"
<CM>

10.00'

S 29°29'58" E
25.09'

5/8" IRF
PC "TXDOT"
<CM>

L127

L134

L126

S 45°51'55" E 453.12'

134.55'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

1/2" IRS

LOT
2

153.57'

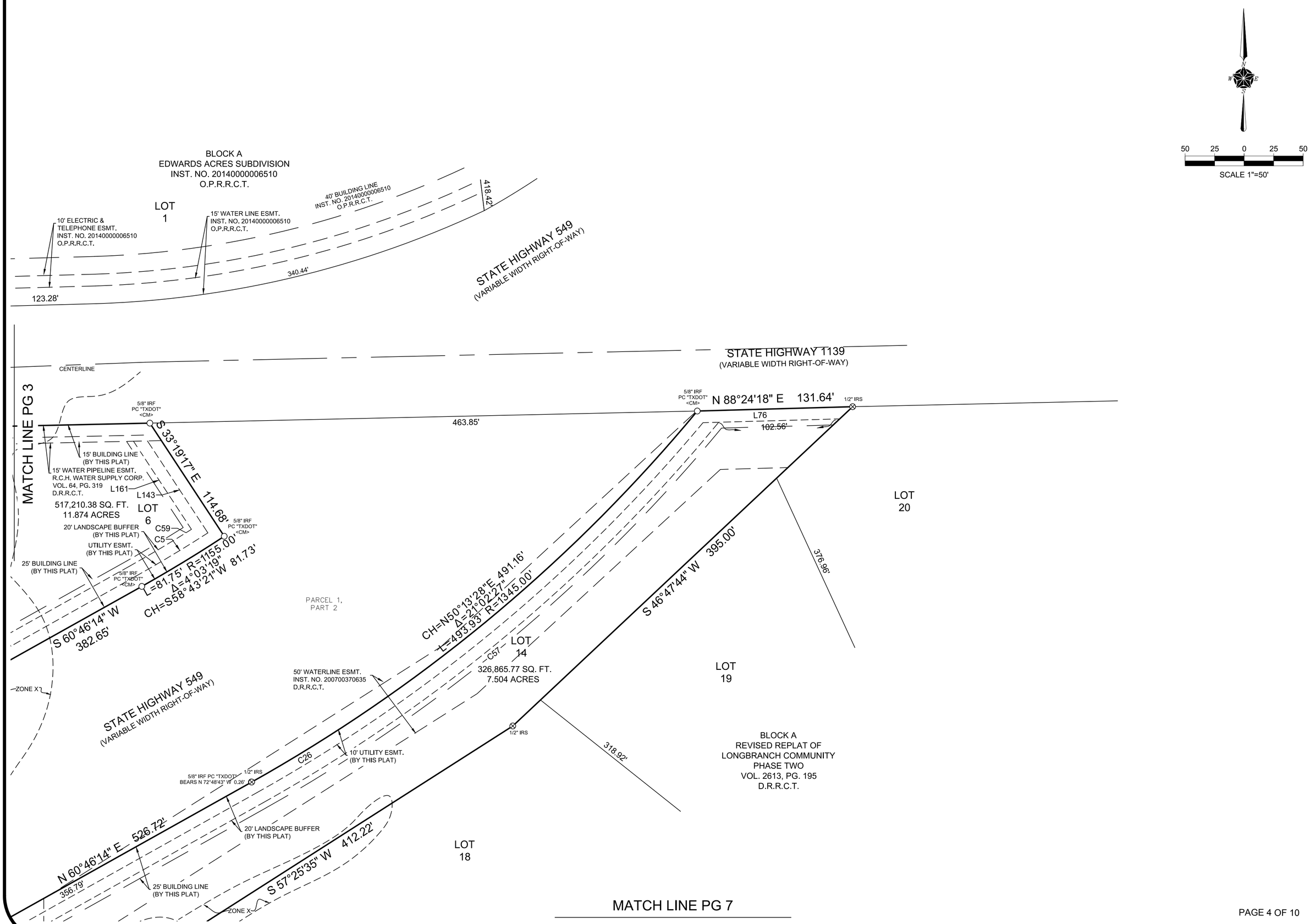
41,328.89 SQ. FT.
0.949 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

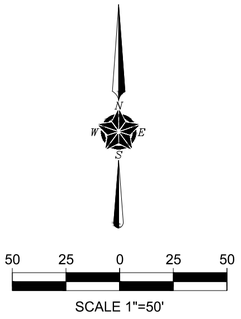
DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

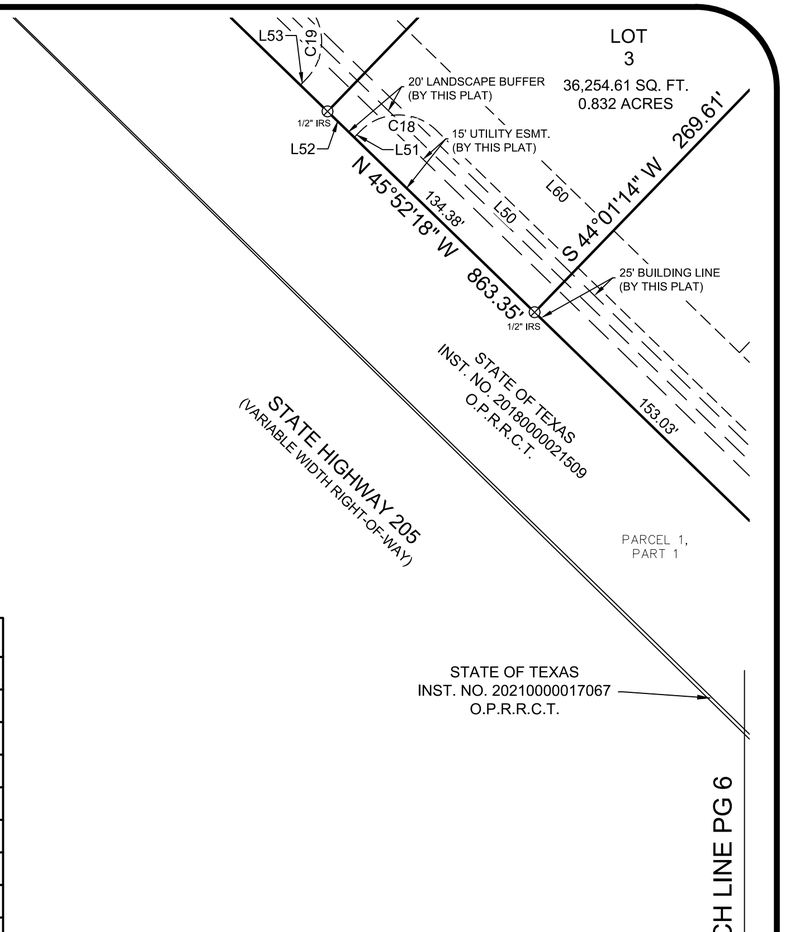


MATCH LINE PG 7

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1, PART 2

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

PARCEL 1, PART 1

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' UTILITY ESMT. (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

1/2" IRF YELLOW CAP "TXHS"

5/8" IRF PC "TXDOT" <CM>

S 44°08'05" W 269.59'

S 45°53'13" E 261.06'

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

S 60°45'12" W 437.07'

N 60°44'32" E 293.25'

N 60°46'14" E 526.72'

S 29°15'28" E 25.00'

S 29°14'36" E 185.95'

S 29°14'45" E 185.92'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

CH=N53°27'16"E 247.77' Δ=14°40'31" R=970.00' L=248.45'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

N 46°00'24" E 117.82'

N 01°00'24" E 6.34'

N 45°52'38" W 99.40'

S 44°09'02" W 19.03'

S 46°00'24" W 117.82'

N 88°17'09" W 13.64'

L=124.24'

L=160.34'

L=176.56'

L=170.74'

L=71.89'

L=72.54'

136.56'

153.57'

269.59'

2353.30'

309.61'

145.21'

127.49'

232.34'

145.26'

127.55'

107.48'

150.61'

169.93'

129.57'

35.16'

150.60'

137.52'

13.08'

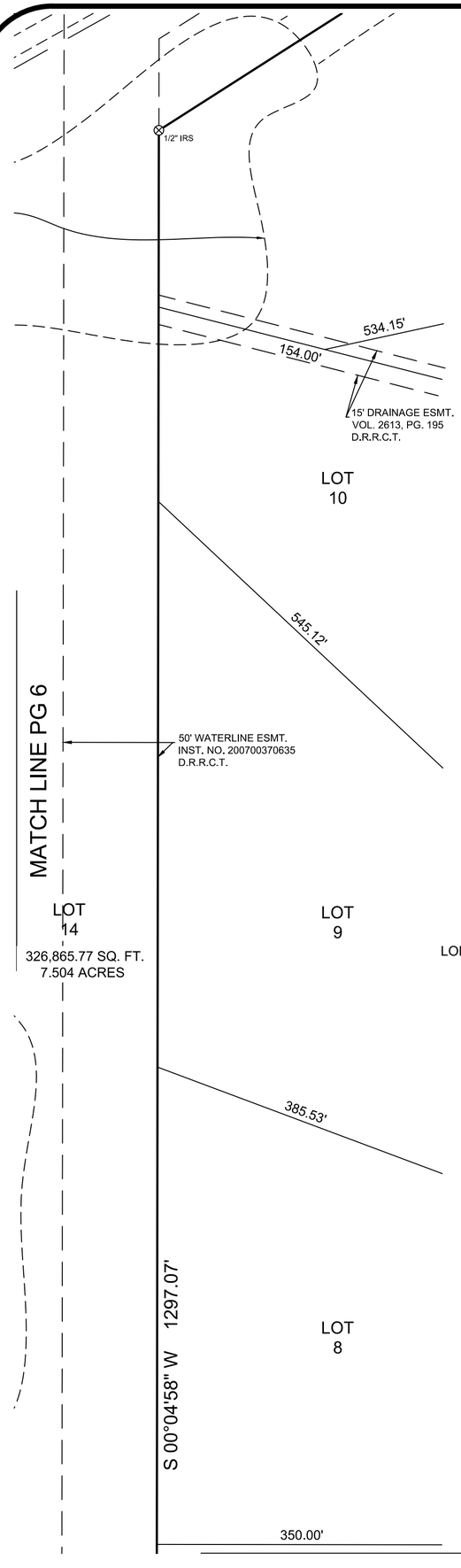
SCALE 1"=50'

50 25 0 25 50

DETENTION ESMT. (BY THIS PLAT)

PAGE 6 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 4

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

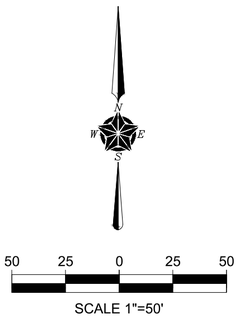
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W

MATCH LINE PG 9

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

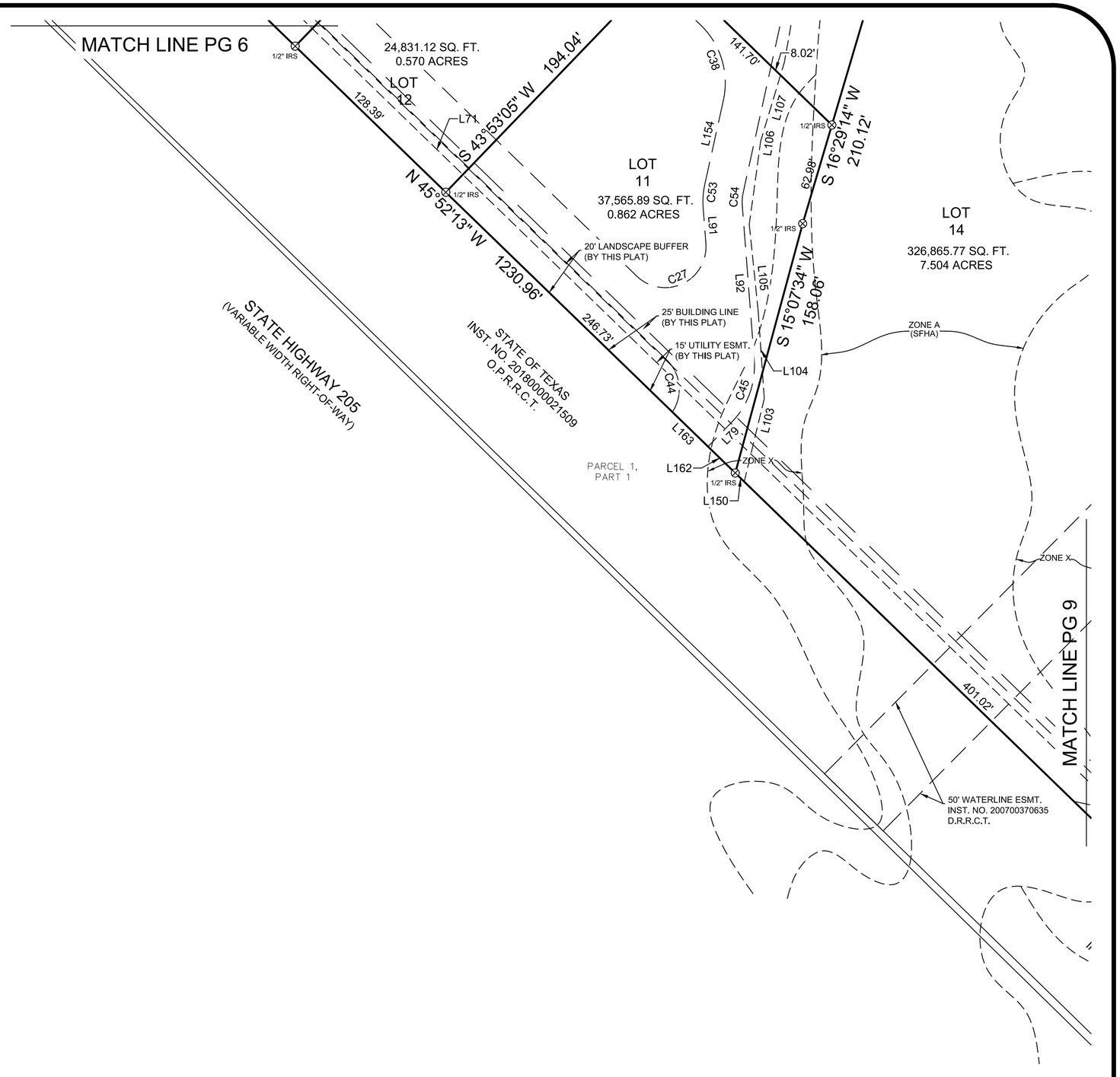
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

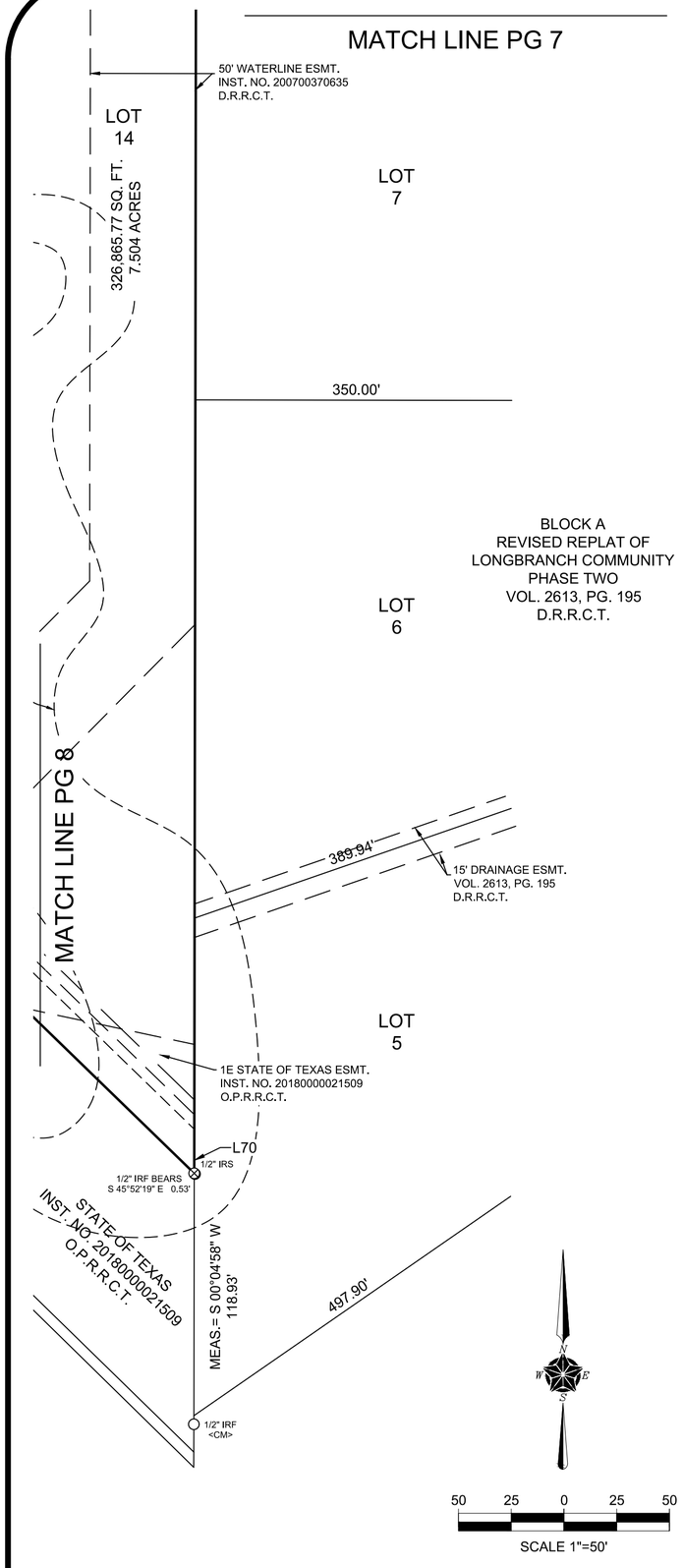
COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.



DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/21/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

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.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00	
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00			
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**531.00**			**26.00**	**346.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECED TREE
- IN UTILITY EASEMENT

APPROX. LIMITS OF CONSTRUCTION

8" PROPOSED SEWER LINE WW-1

12" PROPOSED WATER LINE W-2

8" PROPOSED SEWER LINE WW-2

12" PROPOSED WATER LINE W-1

F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.)

FUTURE F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.) (UNIMPROVED)

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

POND INFILL AREA - SEE SHEET TRE-2 FOR TREE LIST & CALCULATIONS

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS — KEATON L. MAI — 125077 — LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/27/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT — JEFFREY R. BRANDON — 3423 — STATE OF TEXAS

06/27/2022

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 6/27/2022 - 4:33 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg

drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TREE REMOVAL - POND INFILL AREA

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REGISTERED LANDSCAPE ARCHITECT
DARCY R BRANDON
3423
STATE OF TEXAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9248	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9249	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9270	AMERICAN ELM ULMUS AMERICANA	7.00	FAIR	CROWDED, DECLINE			7.00		
9271	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
9272	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9273	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
9274	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9275	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9276	HONEY LOCUST GLEDITSIA TRIOCANTHA	6.00	FAIR	CROWDED, DECLINE			6.00		
9277	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9278	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9279	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9280	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9285	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9286	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
9301	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9303	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9304	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9324	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9325	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
9326	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9327	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9328	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9329	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9330	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9331	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
9333	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9354	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
9355	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9356	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9357	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
	TOTAL	**2364.00**			**0.00**	**1986.00**	**219.00**	**159.00**	0.00
	FEATURE TREE MITIGATION (2:1)				0.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION (1:1)						219.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							79.50	

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/11/2022
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by
project no. 200-672
date 3/11/2022 - 3:44 pm
dwg. EXHIBIT - TREE REMOVAL_2022-03-11.dwg

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-2

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
North: 7,008,656.2329'

Length: 117.82'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Delta: 14°40'31"
Chord: 247.77'
Course In: S43°53'00"E
RP North: 7,007,957.1071'
End North: 7,008,803.7700'

Radius: 970.00'
Tangent: 124.91'
Course: N53°27'16"E
Course Out: N29°12'29"W
East: 2,606,643.7280'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
North: 7,008,947.0931'

Length: 293.25'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
North: 7,008,925.2823'

Length: 25.00'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
North: 7,009,182.4849'

Length: 526.72'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Delta: 21°02'27"
Chord: 491.16'
Course In: N29°15'19"W
RP North: 7,010,355.9354'
End North: 7,009,496.7193'

Radius: 1,345.00'
Tangent: 249.78'
Course: N50°13'28"E
Course Out: S50°17'46"E
East: 2,606,240.7933'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Error Closure: 0.0063
Error North : 0.00315

Area: 708,413.64Sq.Ft.
Course: N59°52'37"W
East: -0.00544

Precision 1: 821,968.25

Lee, Henry

From: Miller, Ryan
Sent: Thursday, October 20, 2022 12:13 PM
To: 'Keaton Mai'
Cc: Michael Hampton; Lee, Henry
Subject: Project Comments: P2022-052
Attachments: Engineering Comments (10.20.2022).pdf; Project Comments (10.20.2022).pdf

Mr. Mai,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Meeting: October 25, 2022
City Council: November 7, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is ***REQUIRED*** to be at all meetings. Should you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

DATE: November 30, 2022

TO: Keaton Mai
The Dimension Group
10755 Sandhill Road
Dallas, TX 75238

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

SUBJECT: P2022-052; *Final Plat for Lots 1-14, Block A, Creekside Commons Addition*

Keaton Mai:

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 November 7, 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) 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

City Council

On November 7, 2022, the City Council approved a motion to approve the Final Plat with 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 filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 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, AICP
Planner