



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

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

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

Winding Creek

LOT _____

BLOCK _____

GENERAL LOCATION

Corner of Clem and 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

78.831

LOTS [CURRENT]

132 Residential

LOTS [PROPOSED]

132 Residential

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

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

OWNER

Falcon Place SF, Ltd.

APPLICANT

CONTACT PERSON

John Arnold

CONTACT PERSON

James Murphey

ADDRESS

8214 Westchester Drive

ADDRESS

8214 Westchester Drive

CITY, STATE & ZIP

Dallas, Texas 75225

CITY, STATE & ZIP

Dallas, Texas 75225

PHONE

214-888-8850

PHONE

214-888-8850

E-MAIL

jarnold@skorburgcomapny.com

E-MAIL

jmurphey@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

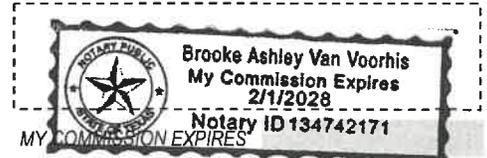
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF July, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF July, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



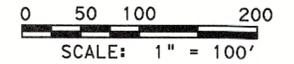
$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|-------------|
| X | Y |
| 2602549.504 | 7036195.088 |
| ELEV = 0.0 | |

JERRY & STEPHEN FISHER
 VOL. 3060, PG. 140

LEE ALLEN MCBEE
 VOL. 91, PG. 212

LAURA CULLEN
 VOL. 1201, PG. 074



LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 44°30'50" E | 42.35' |
| 2. | N 45°29'10" W | 42.51' |
| 3. | N 44°03'56" E | 42.68' |
| 4. | N 45°56'04" W | 42.17' |
| 5. | N 45°07'46" E | 13.79' |
| 6. | S 44°52'14" W | 14.48' |
| 7. | S 46°16'33" W | 33.36' |
| 8. | S 31°05'48" E | 13.36' |
| 9. | S 16°58'20" W | 31.36' |
| 10. | N 59°47'33" W | 14.81' |
| 11. | S 28°38'58" W | 29.95' |
| 12. | N 44°28'33" W | 14.14' |
| 13. | S 45°31'27" W | 14.14' |
| 14. | N 52°35'52" W | 20.06' |
| 15. | S 57°40'22" E | 14.22' |
| 16. | N 27°24'04" W | 15.23' |
| 17. | N 17°03'31" W | 32.60' |
| 18. | N 63°33'47" W | 14.11' |
| 19. | S 25°03'18" W | 14.13' |
| 20. | N 65°57'54" W | 13.81' |
| 21. | S 25°25'41" W | 19.73' |
| 22. | N 20°47'52" W | 19.73' |
| 23. | N 01°06'00" W | 23.55' |

CURVE TABLE

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

REPLAT OF
WINDING CREEK SUBDIVISION
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 6
 BEING
 TRACTS 17, 17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TEXAS 75225
 214-522-4945

GORDON C. FOGG
 PO BOX 342
 ROCKWALL, TEXAS 75087

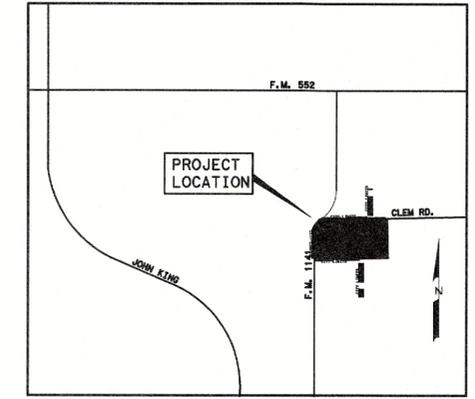
SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TX 75093
 972-526-1700

WINDSOR HOMES CUMBERLAND, LLC
 5310 HARVEST HILL ROAD, SUITE 162
 DALLAS, TEXAS 75230
 214-888-8842

TOTAL ACRES **78.831**
 TOTAL RESIDENTIAL LOTS **132**
 DENSITY **1.674**
 MAYTONA RANCH ESTATES CAB. B, PG. 78
 MEADOW VIEW RANCH CAB. A, SLD. 253
 JULY 2024 SCALE 1" = 100'
 CASE #P2022-017 SHEET 1 OF 3

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|------------|
| X | Y |
| 2602305.80 | 7034878.33 |
| ELEV = 0.0 | |

ERWIN KARL DANIEL
VOL. 6424, PG. 27



WILLIAM McCALLUM
DOC. NO. 2015-000001423



NOTES

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

REPLAT OF
WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 900
DALLAS, TEXAS 75225
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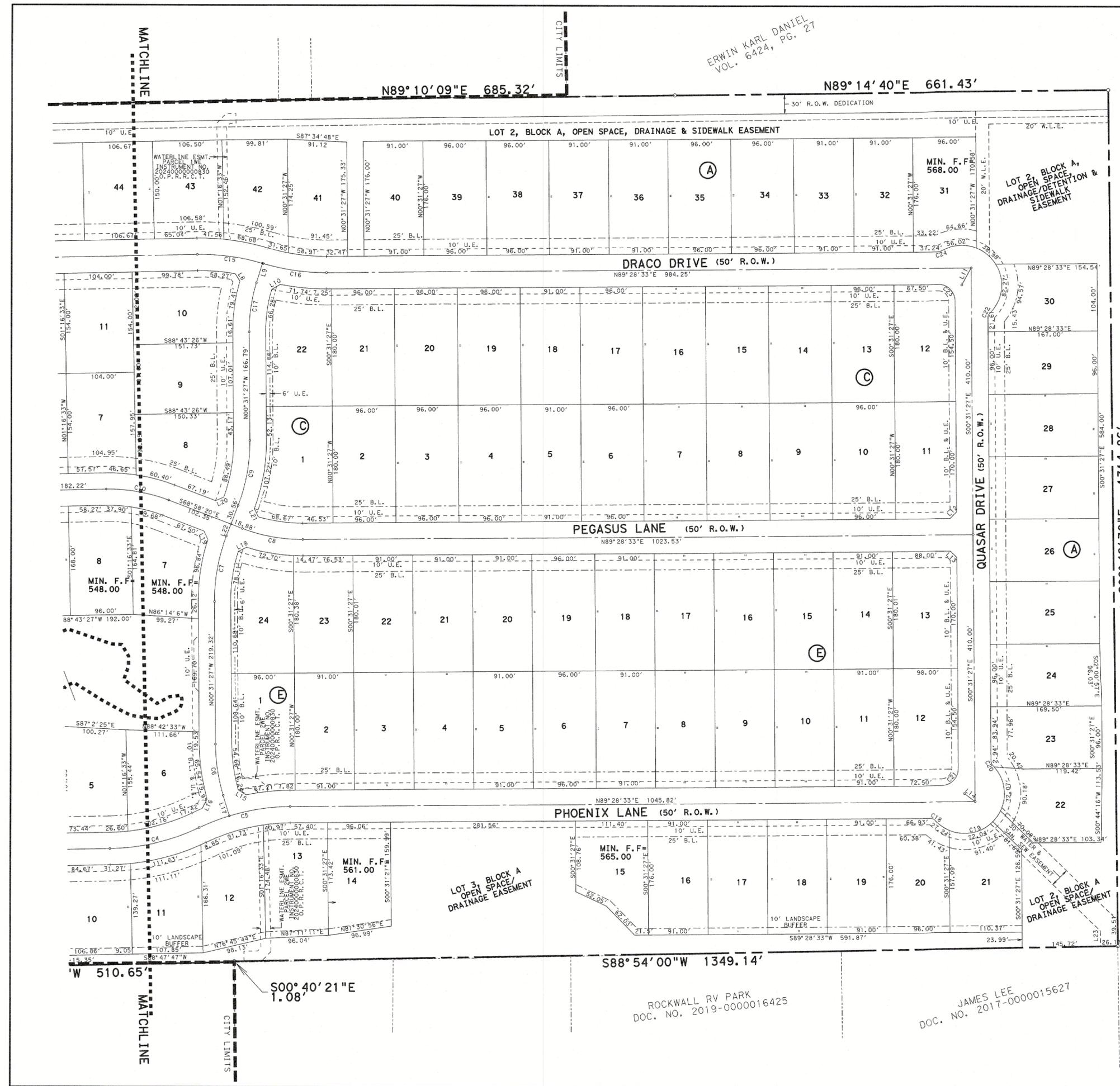
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5310 HARVEST HILL ROAD, SUITE 162
DALLAS, TEXAS 75230
214-888-8842

JULY 2024

SCALE 1" = 100'



ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips;
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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

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

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

FALCON PLACE SF, LTD. a Texas limited partnership

BY: FALCON PLACE SF GP Corporation a Texas corporation Its General Partner

JOHN ARNOLD Director

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

Shaddock Homes, Ltd. a Texas limited partnership

BY: Shaddock H GP, LLC Its General Partner

Jay Hankla General Manager

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

Windsor Homes Cumberland, LLC a Texas Limited Liability Company

Adam Buczek President

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

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

WITNESS OUR HANDS, this ___ day of ___, 2024.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 2021000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR CERTIFICATE

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

DATED the this ___ day of ___, 2024.

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

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned, a Notary Public In and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2024.

NOTARY PUBLIC, STATE OF TEXAS

REPLAT OF WINDING CREEK SUBDIVISION LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D; LOTS 1-24 BLOCK E BEING 78.831 ACRES or 3,433,878.6 SF TOTAL RESIDENTIAL LOTS 132 TOTAL OPEN SPACE LOTS 6 BEING TRACTS 17,17-01, 22, 22-04 & 22-05 OUT OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS APPLICANT/OWNERS

FALCON PLACE SF, LTD. 8214 WESTCHESTER DRIVE., SUITE 900 DALLAS, TEXAS 75225 214-522-4945

GORDON C. FOGG PO BOX 842 ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD. 2400 DALLAS PARKWAY, STE. 460 PLANO, TX 75093 972-526-7700

WINDSOR HOMES CUMBERLAND, LLC 5310 HARVEST HILL ROAD, SUITE 162 DALLAS, TEXAS 75230 214-888-8842

JULY 2024



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 13, 2024
APPLICANT: James Murphey
CASE NUMBER: P2024-027; *Replat for the Winding Creek Subdivision*

SUMMARY

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

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for the 78.831-acre residential subdivision (*i.e. Winding Creek Subdivision*) for the purpose of establishing new franchise utility easements associated with the development of the proposed subdivision. The applicant's request does not change the current lot count or configuration, and based on staffs review the subdivision plat meets all of the technical requirements outlined within the *Subdivision Ordinance* [Chapter 38, *Subdivisions, Municipal Code of Ordinances*] and the Planned Development District 91 (PD-91) [Ordinance No. 21-49].
- ☑ Background. On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [Ordinance No. 21-17] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; Ordinance No. 21-36] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 lots to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; Ordinance No. 21-49] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a *Preliminary Plat* [Case No. P2021-051] and *Master Plat* [Case No. P2021-052] for the *Winding Creek Subdivision*. On February 15, 2022, the Planning and Zoning Commission approved a *Tree Mitigation Plan* [Case No. MIS2022-003] showing how the tree mitigation balance will be satisfied for the *Winding Creek Subdivision*. On May 10, 2022, the Planning and Zoning Commission approved a PD site plan [Case No. SP2022-015] that finalized the landscape and hardscape plans for the proposed subdivision. On May 16, 2022, the City Council approved a final plat [Case No. P2022-017] establishing the *Winding Creek Subdivision*.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance* in the *Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

Winding Creek

LOT _____

BLOCK _____

GENERAL LOCATION

Corner of Clem and 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

78.831

LOTS [CURRENT]

132 Residential

LOTS [PROPOSED]

132 Residential

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

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

OWNER

Falcon Place SF, Ltd.

APPLICANT

CONTACT PERSON

John Arnold

CONTACT PERSON

James Murphey

ADDRESS

8214 Westchester Drive

ADDRESS

8214 Westchester Drive

CITY, STATE & ZIP

Dallas, Texas 75225

CITY, STATE & ZIP

Dallas, Texas 75225

PHONE

214-888-8850

PHONE

214-888-8850

E-MAIL

jarnold@skorburgcomapny.com

E-MAIL

jmurphey@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

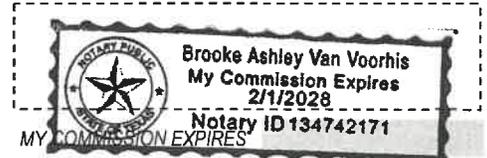
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF July, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

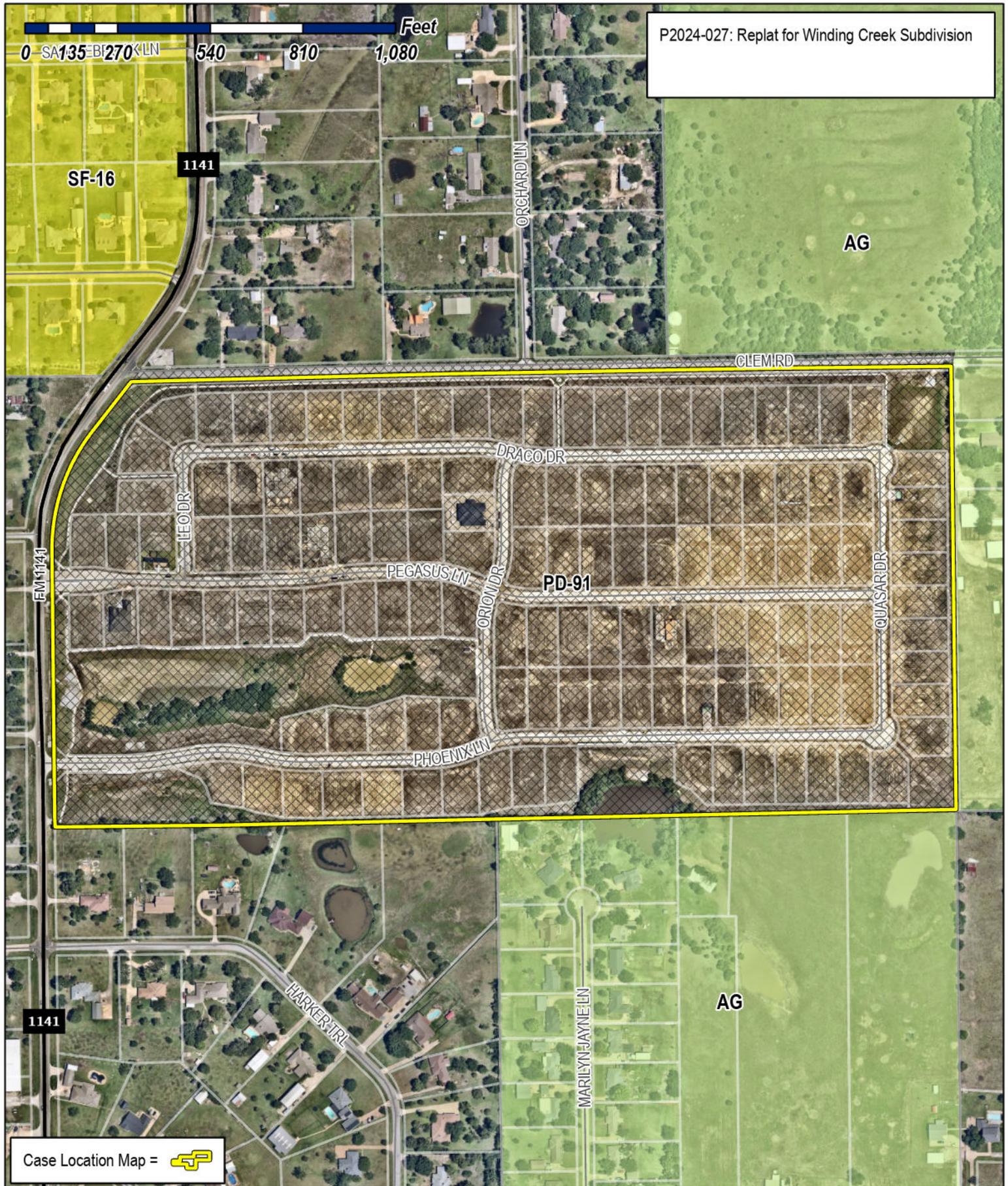
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF July, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



2/1/2028



P2024-027: Replat for Winding Creek Subdivision

0 SA135-B1270<LN 540 810 1,080 Feet

SF-16

1141

ORCHARD LN

AG

CLEMIRD

DRACO DR

LEODR

PEGASUS LN

PD-91

ORION DR

QUASAR DR

PHOENIX LN

FM 1141

1141

HARKER TRL

AG

MARILYN JAYNE LN

Case Location Map =



City of Rockwall

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

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



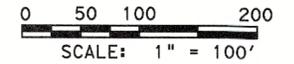
$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|-------------|
| X | Y |
| 2602549.504 | 7036195.088 |
| ELEV = 0.0 | |

JERRY & STEPHEN FISHER
VOL. 3060, PG. 140

LEE ALLEN MCBEE
VOL. 91, PG. 212

LAURA CULLEN
VOL. 1201, PG. 074



LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 44°30'50" E | 42.35' |
| 2. | N 45°29'10" W | 42.51' |
| 3. | N 44°03'56" E | 42.68' |
| 4. | N 45°56'04" W | 42.17' |
| 5. | N 45°07'46" E | 13.79' |
| 6. | S 44°52'14" W | 14.48' |
| 7. | S 46°16'33" W | 33.36' |
| 8. | S 31°05'48" E | 13.36' |
| 9. | S 16°58'20" W | 31.36' |
| 10. | N 59°47'33" W | 14.81' |
| 11. | S 28°38'58" W | 29.95' |
| 12. | N 44°28'33" W | 14.14' |
| 13. | S 45°31'27" W | 14.14' |
| 14. | N 52°35'52" W | 20.06' |
| 15. | S 57°40'22" E | 14.22' |
| 16. | N 27°24'04" W | 15.23' |
| 17. | N 17°03'31" W | 32.60' |
| 18. | N 63°33'47" W | 14.11' |
| 19. | S 25°03'18" W | 14.13' |
| 20. | N 65°57'54" W | 13.81' |
| 21. | S 25°25'41" W | 19.73' |
| 22. | N 20°47'52" W | 19.73' |
| 23. | N 01°06'00" W | 23.55' |

CURVE TABLE

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

REPLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 6
 BEING
 TRACTS 17, 17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TEXAS 75225
 214-522-4945

GORDON C. FOGG
 PO BOX 342
 ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TX 75093
 972-526-1700

WINDSOR HOMES CUMBERLAND, LLC
 5310 HARVEST HILL ROAD, SUITE 162
 DALLAS, TEXAS 75230
 214-888-8842

TOTAL ACRES **78.831**

TOTAL RESIDENTIAL LOTS **132**

DENSITY **1.674**

JULY 2024 SCALE 1" = 100'

CASE #P2022-017 SHEET 1 OF 3

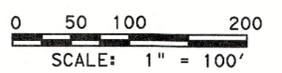
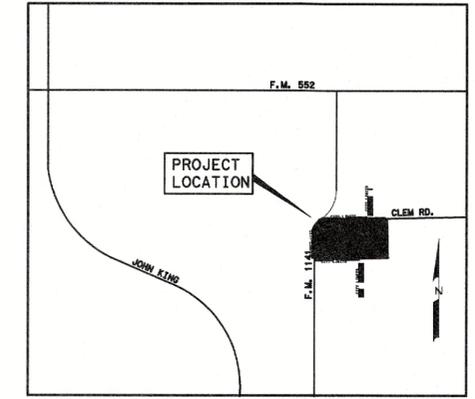


| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|------------|
| X | Y |
| 2602305.80 | 7034878.33 |
| ELEV = 0.0 | |

MAYTONA RANCH ESTATES
CAB. B, PG. 78

MEADOW VIEW RANCH
CAB. A, SLD. 253

ERWIN KARL DANIEL
VOL. 6424, PG. 27



WILLIAM McCALLUM
DOC. NO. 2015-000001423

NOTES

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

REPLAT OF
**WINDING CREEK
SUBDIVISION**

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72

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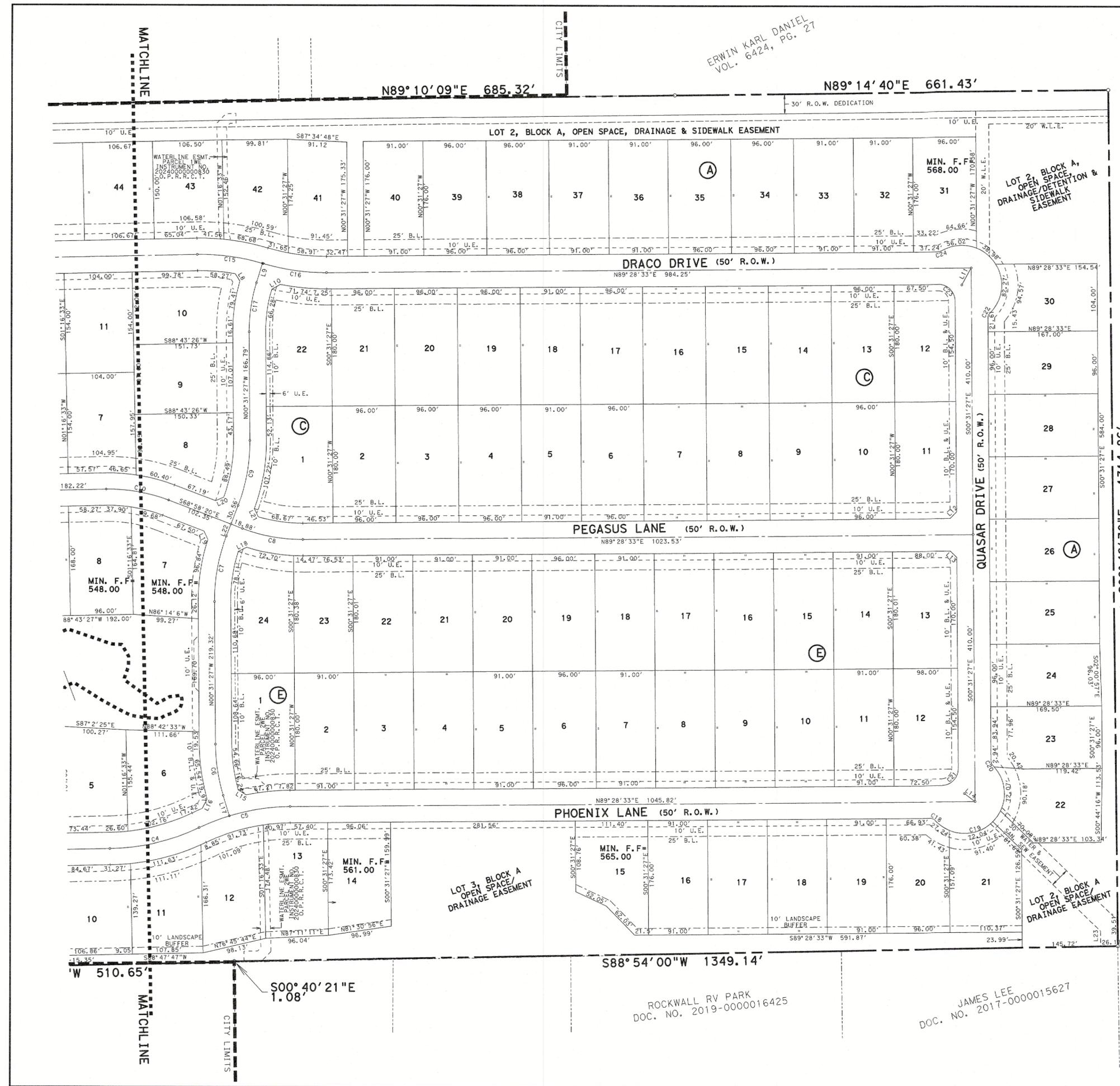
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WINDSOR HOMES CUMBERLAND, LLC
5310 HARVEST HILL ROAD, SUITE 162
DALLAS, TEXAS 75230
214-888-8842

JULY 2024

SCALE 1" = 100'



ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

MATCHLINE

MATCHLINE

CITY LIMITS

CITY LIMITS

N89° 10' 09" E 685.32'

N89° 14' 40" E 661.43'

LOT 2, BLOCK A, OPEN SPACE, DRAINAGE & SIDEWALK EASEMENT

LOT 2, BLOCK A,
OPEN SPACE,
DRAINAGE/DEFENTION &
SIDEWALK EASEMENT

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

PEGASUS LANE (50' R.O.W.)

PHOENIX LANE (50' R.O.W.)

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

LOT 3, BLOCK A
OPEN SPACE/
DRAINAGE EASEMENT

LOT 2, BLOCK A
OPEN SPACE/
DRAINAGE EASEMENT

S00° 40' 21" E
1.08'

S88° 54' 00" W 1349.14'

S00° 46' 30" E
1314.86'

W 510.65'

10' U.E.

106.67'

106.50'

106.58'

104.00'

104.95'

182.22'

168.00'

100.27'

73.44'

84.67'

106.86'

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OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips;
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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

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

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

FALCON PLACE SF, LTD. a Texas limited partnership

BY: FALCON PLACE SF GP Corporation a Texas corporation Its General Partner

JOHN ARNOLD Director

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

Shaddock Homes, Ltd. a Texas limited partnership

BY: Shaddock H GP, LLC Its General Partner

Jay Hankla General Manager

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

Windsor Homes Cumberland, LLC a Texas Limited Liability Company

Adam Buczek President

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

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

WITNESS OUR HANDS, this ___ day of ___, 2024.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 2021000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR CERTIFICATE

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

DATED the this ___ day of ___, 2024.

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

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2024.

NOTARY PUBLIC, STATE OF TEXAS

REPLAT OF WINDING CREEK SUBDIVISION LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B; LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D; LOTS 1-24 BLOCK E BEING 78.831 ACRES or 3,433,878.6 SF TOTAL RESIDENTIAL LOTS 132 TOTAL OPEN SPACE LOTS 6 BEING TRACTS 17,17-01, 22, 22-04 & 22-05 OUT OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS APPLICANT/OWNERS

FALCON PLACE SF, LTD. 8214 WESTCHESTER DRIVE., SUITE 900 DALLAS, TEXAS 75225 214-522-4945

GORDON C. FOGG PO BOX 842 ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD. 2400 DALLAS PARKWAY, STE. 460 PLANO, TX 75093 972-526-7700

WINDSOR HOMES CUMBERLAND, LLC 5310 HARVEST HILL ROAD, SUITE 162 DALLAS, TEXAS 75230 214-888-8842

JULY 2024



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 19, 2024
APPLICANT: James Murphey
CASE NUMBER: P2024-027; *Replat for the Winding Creek Subdivision*

SUMMARY

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

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for the 78.831-acre residential subdivision (*i.e. Winding Creek Subdivision*) for the purpose of establishing new franchise utility easements associated with the development of the proposed subdivision. The applicant's request does not change the current lot count or configuration, and based on staffs review the subdivision plat meets all of the technical requirements outlined within the *Subdivision Ordinance [Chapter 38, Subdivisions, Municipal Code of Ordinances]* and the Planned Development District 91 (PD-91) [*Ordinance No. 21-49*].
- ☑ Background. On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [*Case No. Z2021-005*] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [*Case No. P2021-026*] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [*Case No. Z2021-027; Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 lots to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [*Case No. Z2021-036; Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a *Preliminary Plat [Case No. P2021-051]* and *Master Plat [Case No. P2021-052]* for the *Winding Creek Subdivision*. On February 15, 2022, the Planning and Zoning Commission approved a *Tree Mitigation Plan [Case No. MIS2022-003]* showing how the tree mitigation balance will be satisfied for the *Winding Creek Subdivision*. On May 10, 2022, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2022-015*] that finalized the landscape and hardscape plans for the proposed subdivision. On May 16, 2022, the City Council approved a final plat [*Case No. P2022-017*] establishing the *Winding Creek Subdivision*.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Thompson absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

Winding Creek

LOT _____

BLOCK _____

GENERAL LOCATION

Corner of Clem and 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

78.831

LOTS [CURRENT]

132 Residential

LOTS [PROPOSED]

132 Residential

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

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

OWNER

Falcon Place SF, Ltd.

APPLICANT

CONTACT PERSON

John Arnold

CONTACT PERSON

James Murphey

ADDRESS

8214 Westchester Drive

ADDRESS

8214 Westchester Drive

CITY, STATE & ZIP

Dallas, Texas 75225

CITY, STATE & ZIP

Dallas, Texas 75225

PHONE

214-888-8850

PHONE

214-888-8850

E-MAIL

jarnold@skorburgcomapny.com

E-MAIL

jmurphey@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

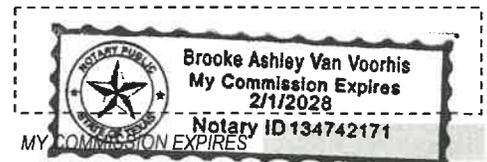
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25th DAY OF July, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

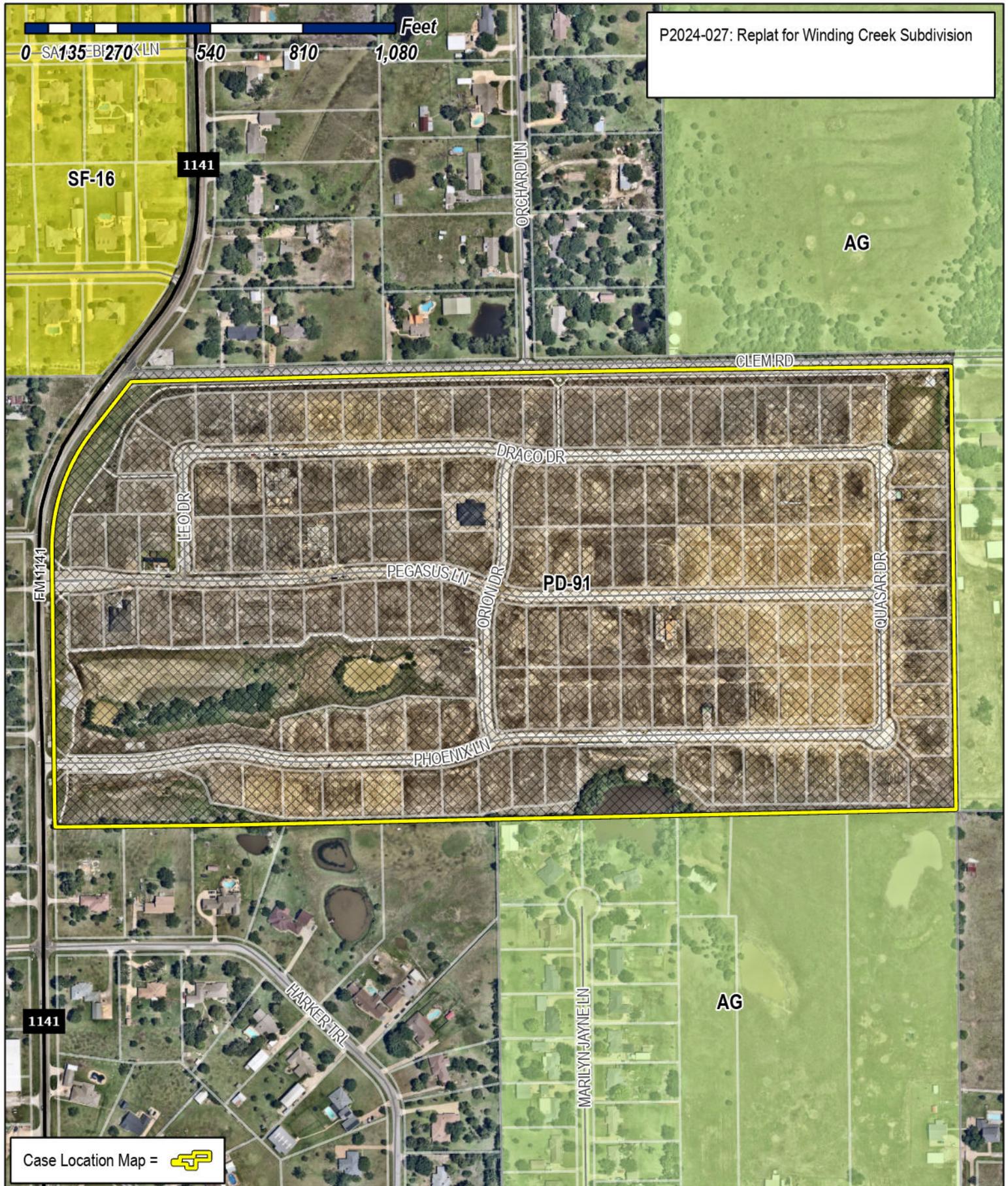
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF July, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



2/1/2028



P2024-027: Replat for Winding Creek Subdivision

0 SA135-B1270<LN 540 810 1,080 Feet

SF-16

1141

ORCHARD LN

AG

CLEMIRD

DRACO DR

LEODR

PEGASUS LN

PD-91

ORION DR

QUASAR DR

FM 1141

PHOENIX LN

AG

1141

HARKER TRL

MARILYN JAYNE LN

Case Location Map =



City of Rockwall

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

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



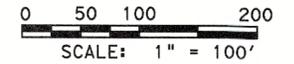
$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|------------|
| X | Y |
| 2602549.504 | 7036195.08 |
| ELEV = 0.0 | |

JERRY & STEPHEN FISHER
 VOL. 3060, PG. 140

LEE ALLEN MCBEE
 VOL. 91, PG. 212

LAURA CULLEN
 VOL. 1201, PG. 074



LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 44°30'50" E | 42.35' |
| 2. | N 45°29'10" W | 42.51' |
| 3. | N 44°03'56" E | 42.68' |
| 4. | N 45°56'04" W | 42.17' |
| 5. | N 45°07'46" E | 13.79' |
| 6. | S 44°52'14" W | 14.48' |
| 7. | S 46°16'33" W | 33.36' |
| 8. | S 31°05'48" E | 13.36' |
| 9. | S 16°58'20" W | 31.36' |
| 10. | N 59°47'33" W | 14.81' |
| 11. | S 28°38'58" W | 29.95' |
| 12. | N 44°28'33" W | 14.14' |
| 13. | S 45°31'27" W | 14.14' |
| 14. | N 52°35'52" W | 20.06' |
| 15. | S 57°40'22" E | 14.22' |
| 16. | N 27°24'04" W | 15.23' |
| 17. | N 17°03'31" W | 32.60' |
| 18. | N 63°33'47" W | 14.11' |
| 19. | S 25°03'18" W | 14.13' |
| 20. | N 65°57'54" W | 13.81' |
| 21. | S 25°25'41" W | 19.73' |
| 22. | N 20°47'52" W | 19.73' |
| 23. | N 01°06'00" W | 23.55' |

CURVE TABLE

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

REPLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 6
 BEING
 TRACTS 17, 17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TEXAS 75225
 214-522-4945

GORDON C. FOGG
 PO BOX 342
 ROCKWALL, TEXAS 75087

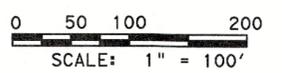
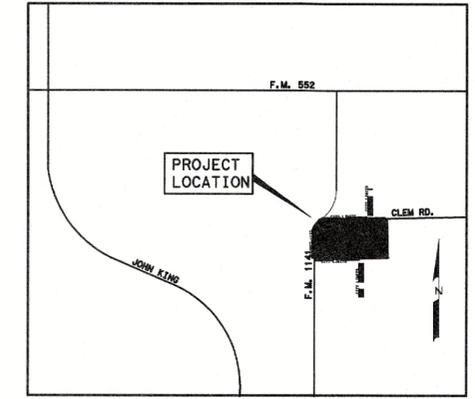
SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TX 75093
 972-526-1700

WINDSOR HOMES CUMBERLAND, LLC
 5310 HARVEST HILL ROAD, SUITE 162
 DALLAS, TEXAS 75230
 214-888-8842

TOTAL ACRES **78.831**
 TOTAL RESIDENTIAL LOTS **132**
 DENSITY **1.674**
 JULY 2024 SCALE 1" = 100'
 CASE #P2022-017 SHEET 1 OF 3

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|------------|
| X | Y |
| 2602305.80 | 7034878.33 |
| ELEV = 0.0 | |

ERWIN KARL DANIEL
VOL. 6424, PG. 27



WILLIAM McCALLUM
DOC. NO. 2015-000001423

NOTES

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

REPLAT OF
**WINDING CREEK
SUBDIVISION**

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 900
DALLAS, TEXAS 75225
214-522-4945

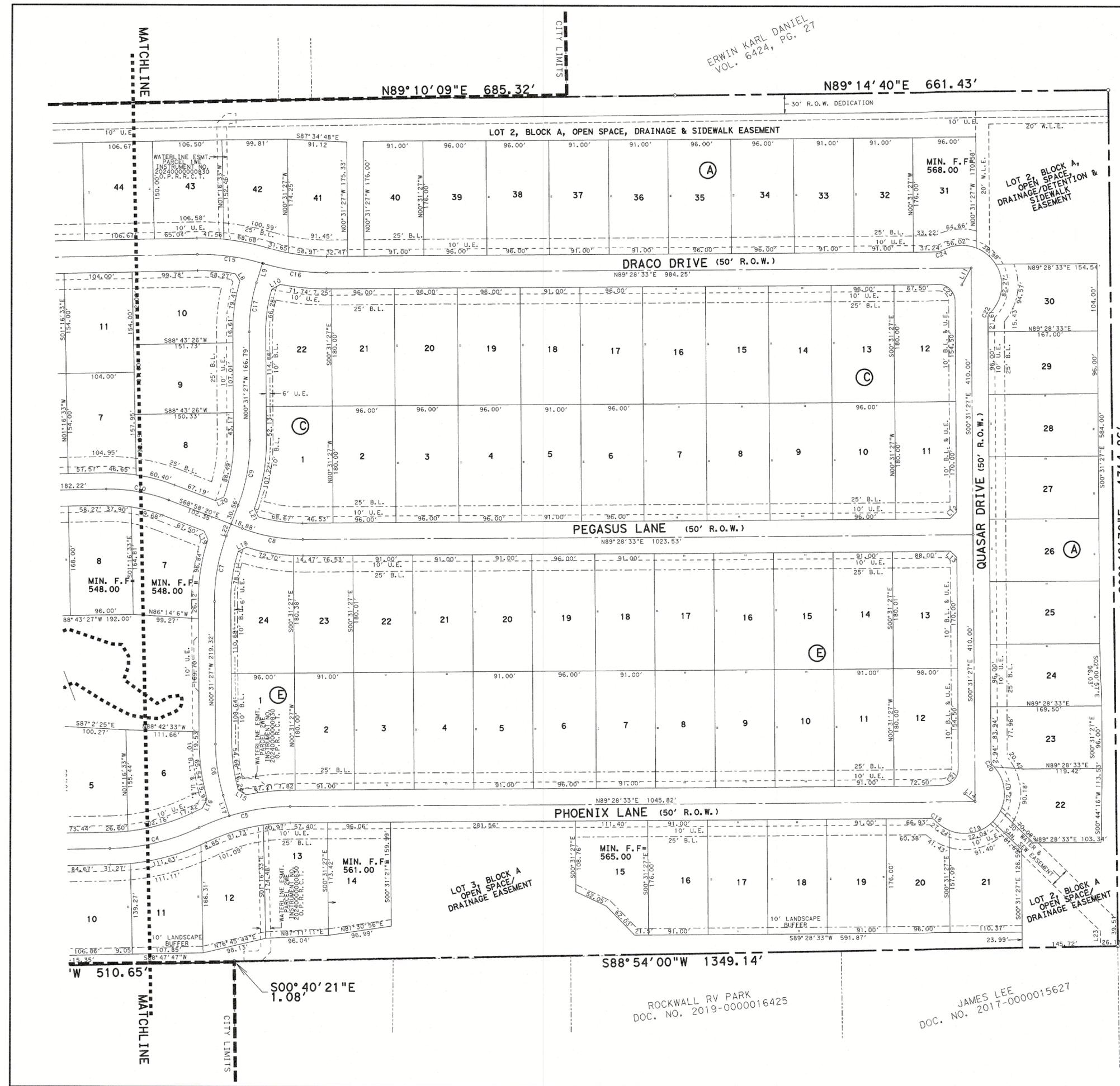
GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TX 75093
972-526-7700

WINDSOR HOMES CUMBERLAND, LLC
5310 HARVEST HILL ROAD, SUITE 162
DALLAS, TEXAS 75230
214-888-8842

JULY 2024

SCALE 1" = 100'



ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

MATCHLINE

MATCHLINE

CITY LIMITS

CITY LIMITS

N89° 10' 09" E 685.32'

N89° 14' 40" E 661.43'

LOT 2, BLOCK A, OPEN SPACE, DRAINAGE & SIDEWALK EASEMENT

LOT 2, BLOCK A,
OPEN SPACE,
DRAINAGE/DEFENTION &
SIDEWALK EASEMENT

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

PEGASUS LANE (50' R.O.W.)

PHOENIX LANE (50' R.O.W.)

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

LOT 3, BLOCK A
OPEN SPACE/
DRAINAGE EASEMENT

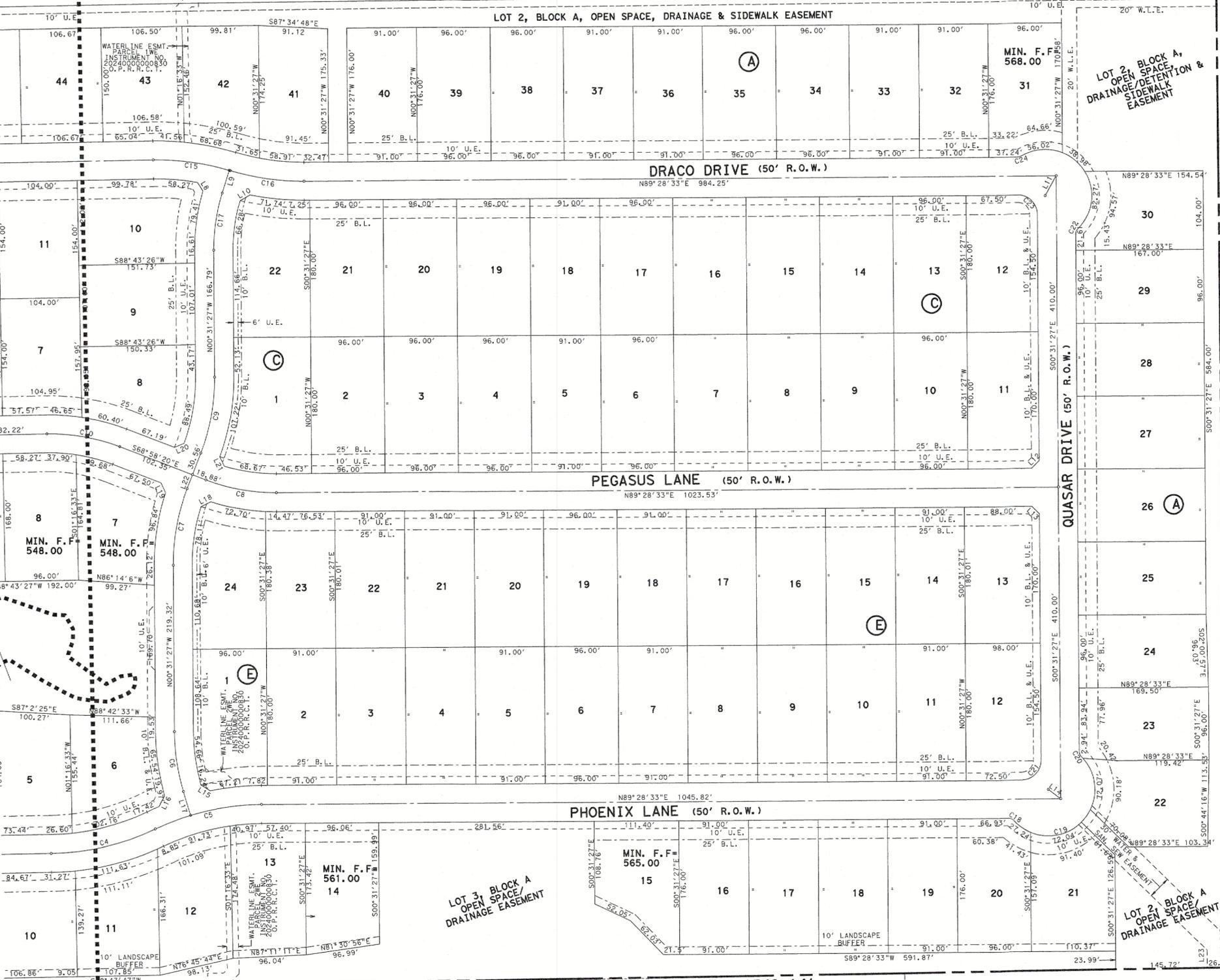
LOT 2, BLOCK A
OPEN SPACE/
DRAINAGE EASEMENT

W 510.65'

S00° 40' 21" E
1.08'

S88° 54' 00" W 1349.14'

S00° 46' 30" E 1314.86'



OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips;
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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

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

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

FALCON PLACE SF, LTD. a Texas limited partnership

BY: FALCON PLACE SF GP Corporation a Texas corporation Its General Partner

JOHN ARNOLD Director

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

Shaddock Homes, Ltd. a Texas limited partnership

BY: Shaddock H GP, LLC Its General Partner

Jay Hankla General Manager

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

Windsor Homes Cumberland, LLC a Texas Limited Liability Company

Adam Buczek President

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2024.

Notary Public In and for the State of Texas

My Commission Expires: _____

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

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

WITNESS OUR HANDS, this ___ day of ___, 2024.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 2021000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR CERTIFICATE

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

DATED the this ___ day of ___, 2024.

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

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned, a Notary Public In and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2024.

NOTARY PUBLIC, STATE OF TEXAS

REPLAT OF WINDING CREEK SUBDIVISION LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B; LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D; LOTS 1-24 BLOCK E BEING 78.831 ACRES or 3,433,878.6 SF TOTAL RESIDENTIAL LOTS 132 TOTAL OPEN SPACE LOTS 6 BEING TRACTS 17,17-01, 22, 22-04 & 22-05 OUT OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS APPLICANT/OWNERS

FALCON PLACE SF, LTD. 8214 WESTCHESTER DRIVE., SUITE 900 DALLAS, TEXAS 75225 214-522-4945

GORDON C. FOGG PO BOX 842 ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD. 2400 DALLAS PARKWAY, STE. 460 PLANO, TX 75093 972-526-7700

WINDSOR HOMES CUMBERLAND, LLC 5310 HARVEST HILL ROAD, SUITE 162 DALLAS, TEXAS 75230 214-888-8842

JULY 2024



DATE: August 28, 2024

TO: James Murphey
8214 Westchester Drive
Dallas, Texas 75225

CC: John Arnold
Falcon Place SF, Ltd.
8214 Westchester Drive
Dallas, Texas 75225

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

SUBJECT: P2024-027; *Replat for Winding Creek Subdivision*

James Murphey:

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 August 19, 2024. 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Thompson absent.

City Council

On August 19, 2024, the City Council approved a motion to approve the replat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

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 adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department