



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> (\$565.72)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons

LOT 15,16 & 18 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE

Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE

Restaurant w/ drive-through

ACREAGE 13.286

LOTS [CURRENT] 15,16 & 18

LOTS [PROPOSED] 19,20 & 21

**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 Creekside Commons 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]

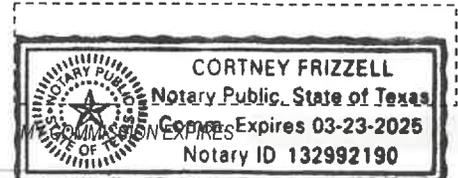
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 565.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF October, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

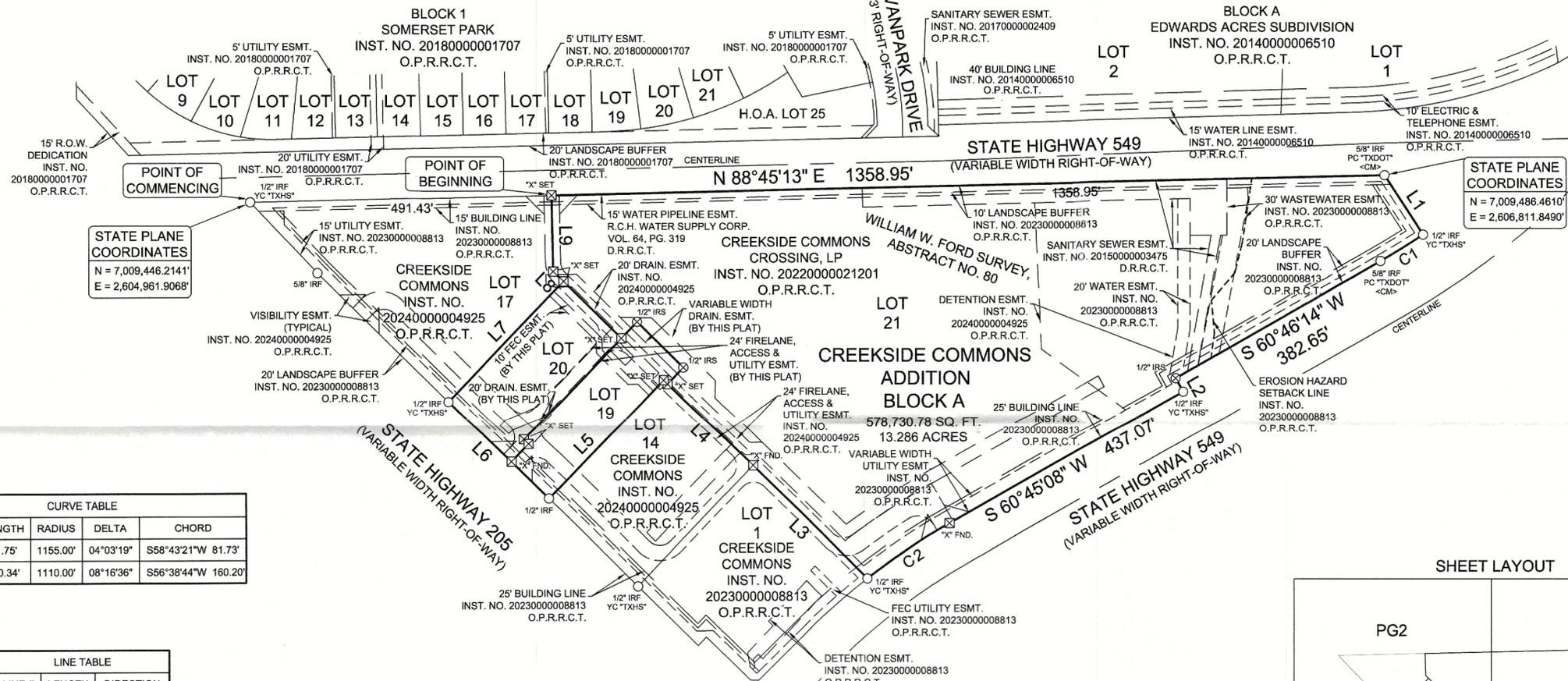
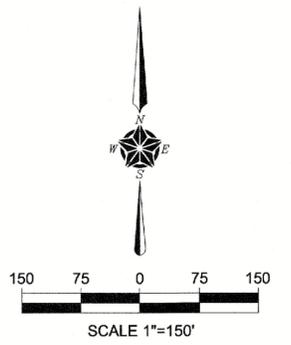
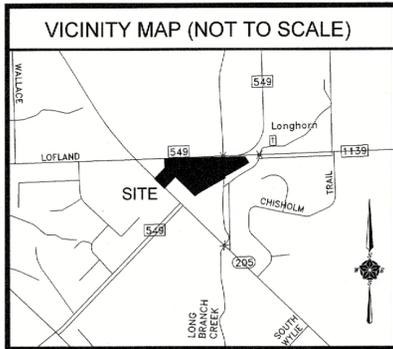
**Review Date:**

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

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

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

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

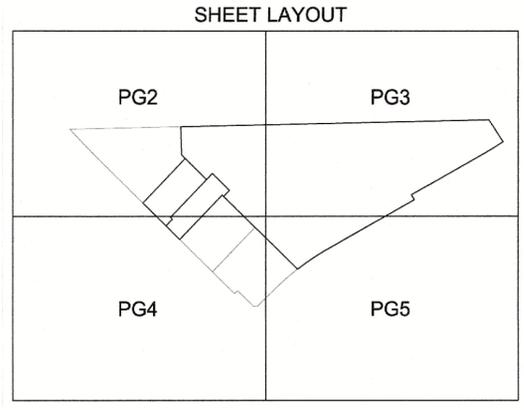


STATE PLANE COORDINATES  
N = 7,009,446.2141'  
E = 2,604,961.9068'

STATE PLANE COORDINATES  
N = 7,009,486.4610'  
E = 2,606,811.8490'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W



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  
FEC FARMERS ELECTRIC COOPERATIVE  
L= LENGTH

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

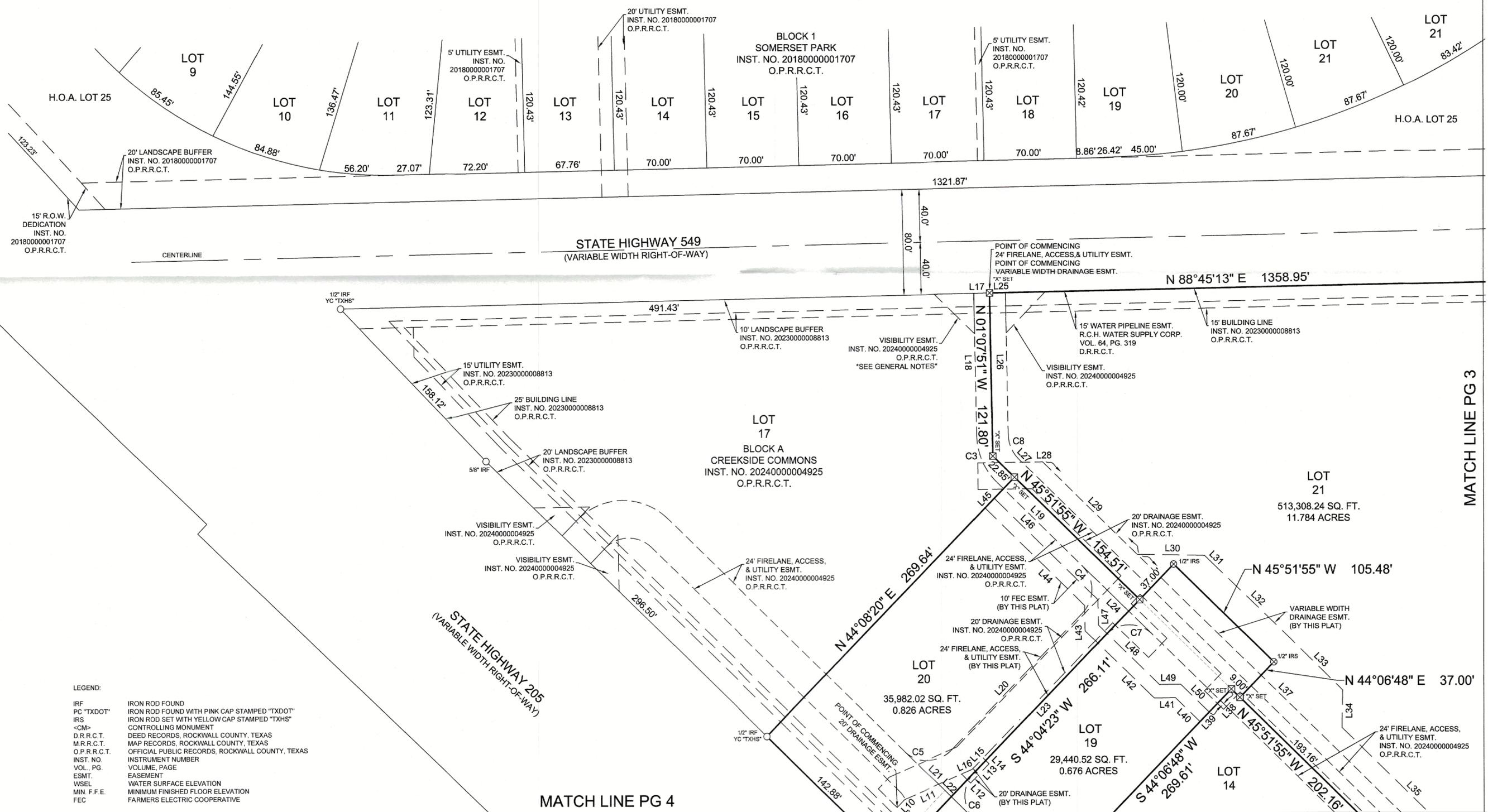
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	15.56'	N89°08'05"E
L29	99.48'	S45°51'55"E
L30	51.13'	S89°03'57"E
L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

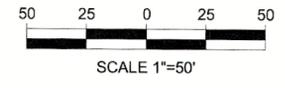


LEGEND:

IRF IRON ROD FOUND  
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 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
 VOL., PG. VOLUME, PAGE  
 ESMT. EASEMENT  
 WSEL WATER SURFACE ELEVATION  
 MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION  
 FEC FARMERS ELECTRIC COOPERATIVE

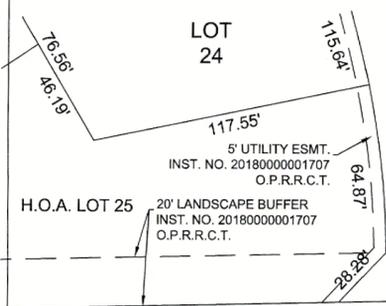
MATCH LINE PG 4

MATCH LINE PG 3



BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.



SYLVANPARK DRIVE  
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.  
INST. NO. 2017000002409  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

LOT 2

LOT 1

558.17'

123.28'

340.44'

98.3'  
80.0'  
40.0'

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

N 88°45'13" E 1358.95'

100-YR WSEL = 519.58

15' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

DETENTION ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

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

20' WATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

20' DRAINAGE ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

30' WASTEWATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER  
INST. NO. 20230000008813  
O.P.R.R.C.T.

LOT 21  
513,308.24 SQ. FT.  
11.784 ACRES  
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS ADDITION  
BLOCK A

578,730.78 SQ. FT.  
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP  
INST. NO. 20220000021201  
O.P.R.R.C.T.

S 60°46'14" W 382.65'

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

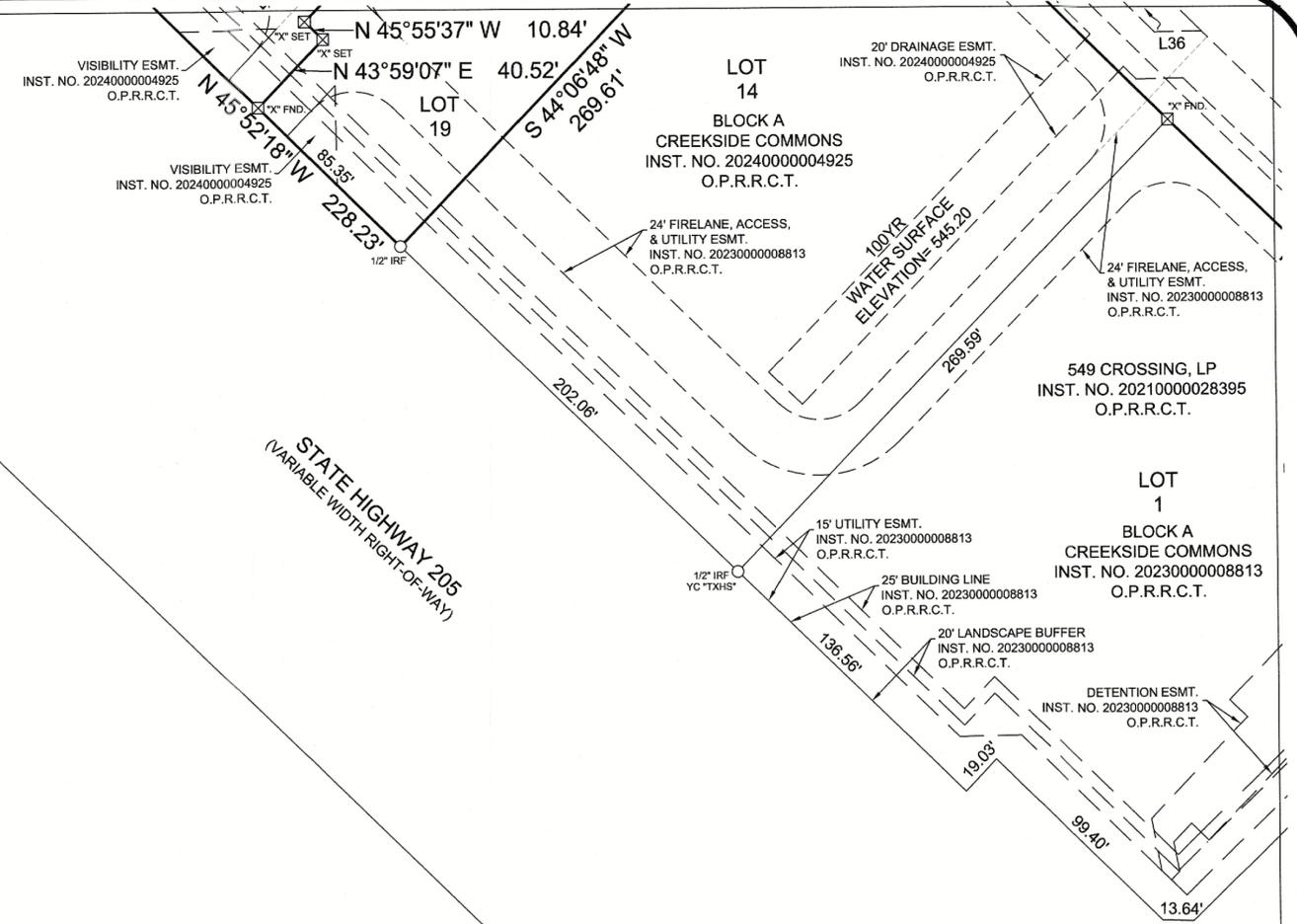
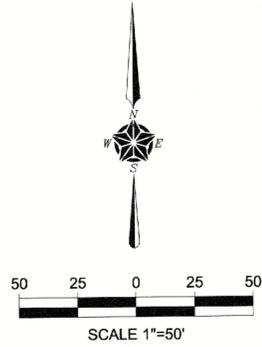
S 29°29'58" E  
25.09'

CH = S58°43'21" W 81.73'  
L = 81.75' R = 1155.00'  
Δ = 4°03'19"

MATCH LINE PG 2

MATCH LINE PG 5

MATCH LINE PG 2



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5

MATCH LINE PG 3

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), 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 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner 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 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 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 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;

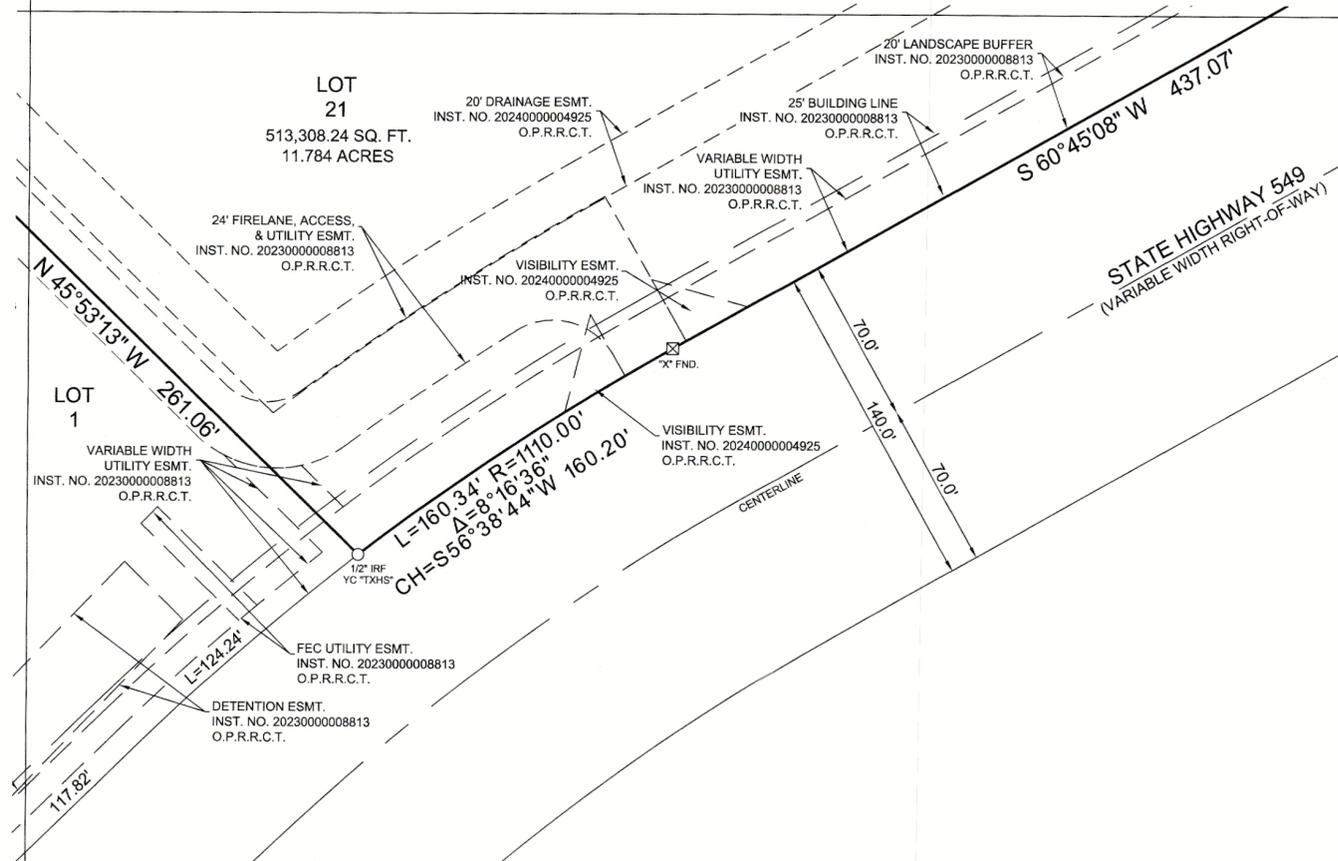
Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

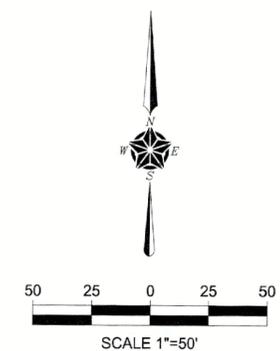
Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)



MATCH LINE PG 4



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 2024000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 acres of land.

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 ADDITION 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 ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Creekside Commons Crossing, LP

Jassem Setayesh  
President/CEO

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, 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 \_\_\_\_\_, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
CREEKSIDE COMMONS ADDITION  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

---

Parcel Name: Proposed Lots - AVAT\_P - Lots : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

**Client:**

**Prepared by:**

North: 7,009,456.9029'

East: 2,605,453.2192'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,358.95'

North: 7,009,486.4626'

East: 2,606,811.8476'

Segment# 2: Line

Course: S33°19'17"W

Length: 114.68'

North: 7,009,390.6358'

East: 2,606,874.8453'

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: 7,010,355.9379'

East: 2,606,240.6397'

End North: 7,009,348.2023'

East: 2,606,804.9924'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3512'

East: 2,606,471.0647'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5138'

East: 2,606,483.4194'

Segment# 6: Line

Course: S60°45'08"W

Length: 437.07'

North: 7,008,925.9669'

East: 2,606,102.0693'

Segment# 7: Curve  
Length: 160.34' Radius: 1,110.00'  
Delta: 8°16'36" Tangent: 80.31'  
Chord: 160.20' Course: S56°38'44"W  
Course In: S29°12'58"E Course Out: N37°29'33"W  
RP North: 7,007,957.1757' East: 2,606,643.8660'  
End North: 7,008,837.8864' East: 2,605,968.2561'

Segment# 8: Line  
Course: N45°53'13"W Length: 261.06'  
North: 7,009,019.6041' East: 2,605,780.8234'

Segment# 9: Line  
Course: N45°51'55"W Length: 202.16'  
North: 7,009,160.3778' East: 2,605,635.7323'

Segment# 10: Line  
Course: S44°06'48"W Length: 269.61'  
North: 7,008,966.8074' East: 2,605,448.0622'

Segment# 11: Line  
Course: N45°52'18"W Length: 228.23'  
North: 7,009,125.7166' East: 2,605,284.2428'

Segment# 12: Line  
Course: N44°08'20"E Length: 269.64'  
North: 7,009,319.2248' East: 2,605,472.0201'

Segment# 13: Line  
Course: N45°51'55"W Length: 22.85'  
North: 7,009,335.1363' East: 2,605,455.6206'

Segment# 14: Line  
Course: N1°07'51"W Length: 121.80'  
North: 7,009,456.9126' East: 2,605,453.2168'

Perimeter: 3,935.87' Area: 578,730.82Sq.Ft.

Error Closure: 0.0100

Error North : 0.00969

Course: N13°47'04"W

East: -0.00238

Precision 1: 393,588.00



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> (\$565.72)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

<sup>2</sup> 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons

LOT 15,16 & 18 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE

Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE

Restaurant w/ drive-through

ACREAGE 13.286

LOTS [CURRENT] 15,16 & 18

LOTS [PROPOSED] 19,20 & 21

**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 Creekside Commons 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]

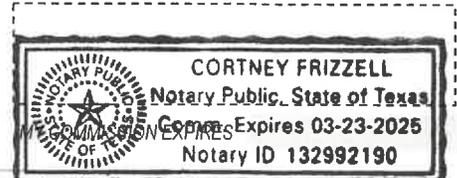
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

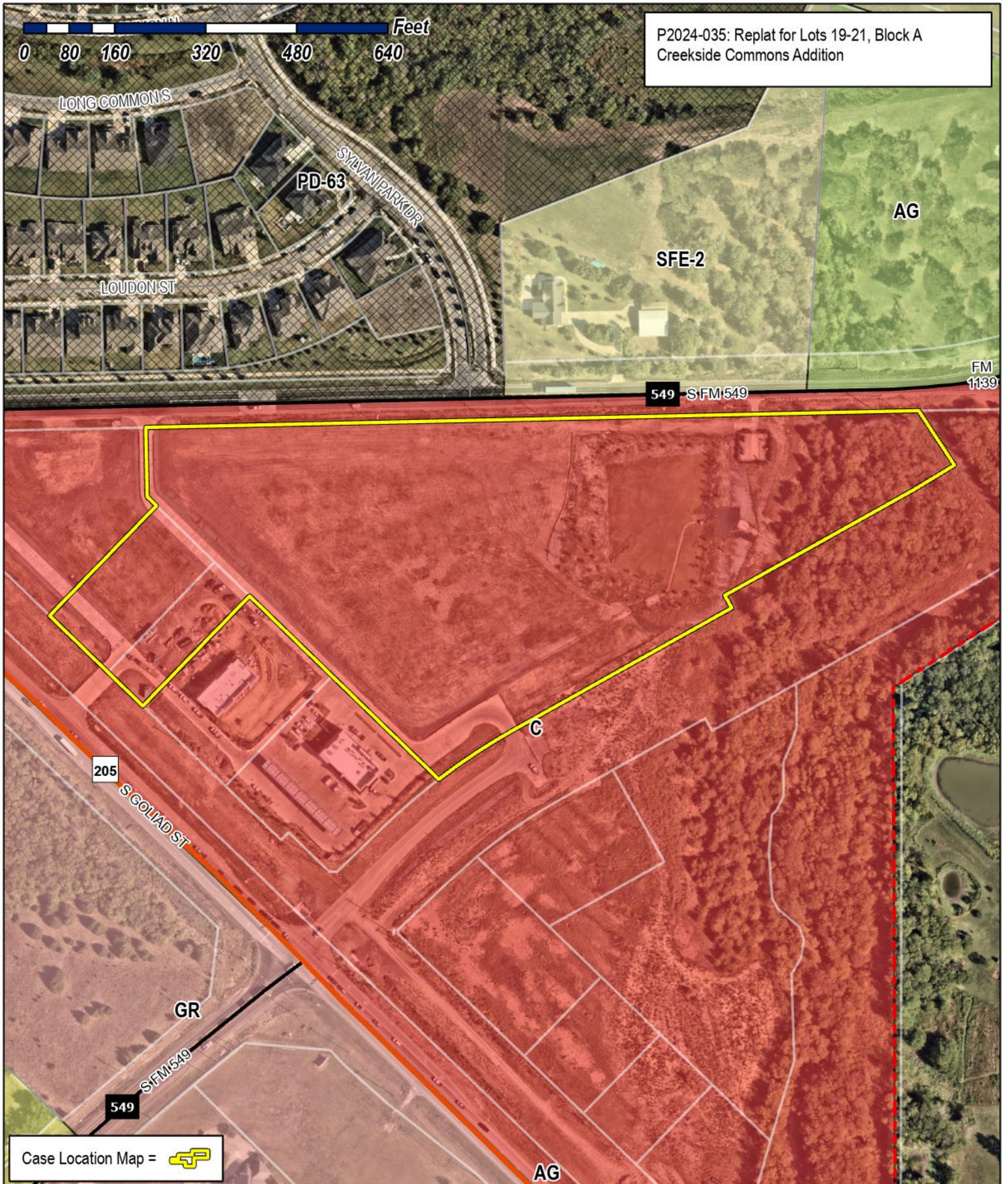
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 565.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



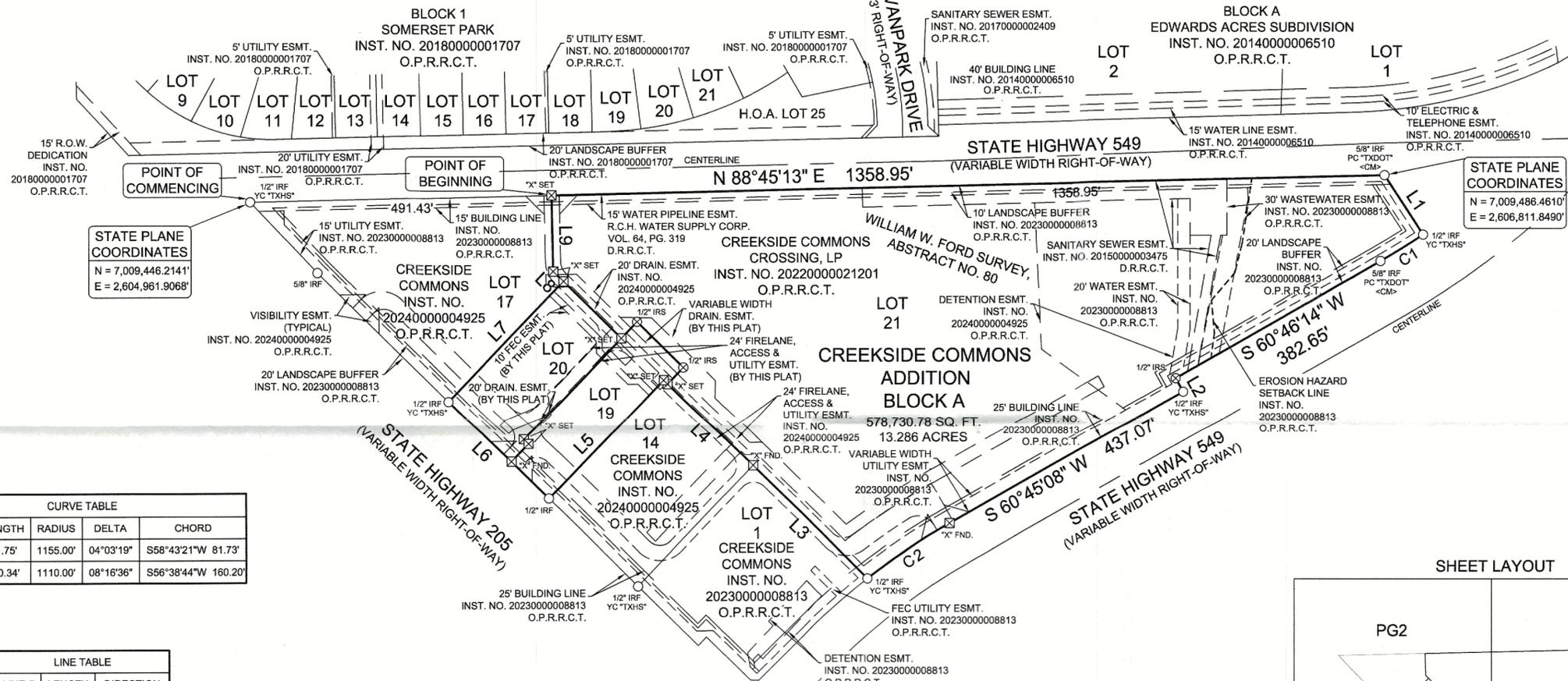
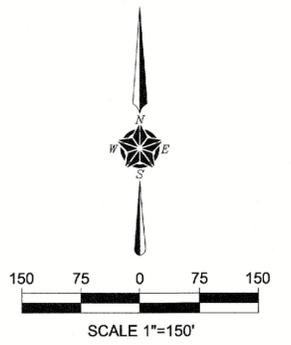
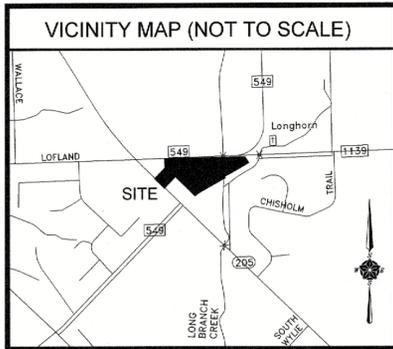


# City of Rockwall

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.



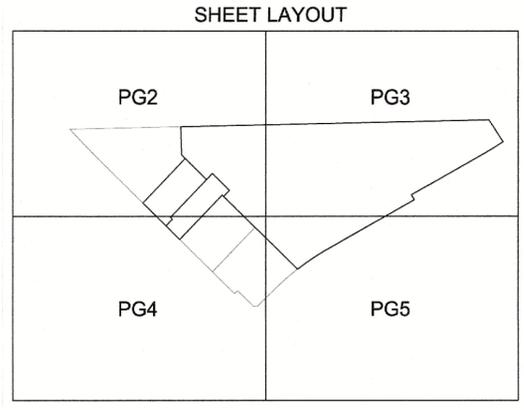


STATE PLANE COORDINATES  
N = 7,009,446.2141'  
E = 2,604,961.9068'

STATE PLANE COORDINATES  
N = 7,009,486.4610'  
E = 2,606,811.8490'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W



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  
FEC FARMERS ELECTRIC COOPERATIVE  
L= LENGTH

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

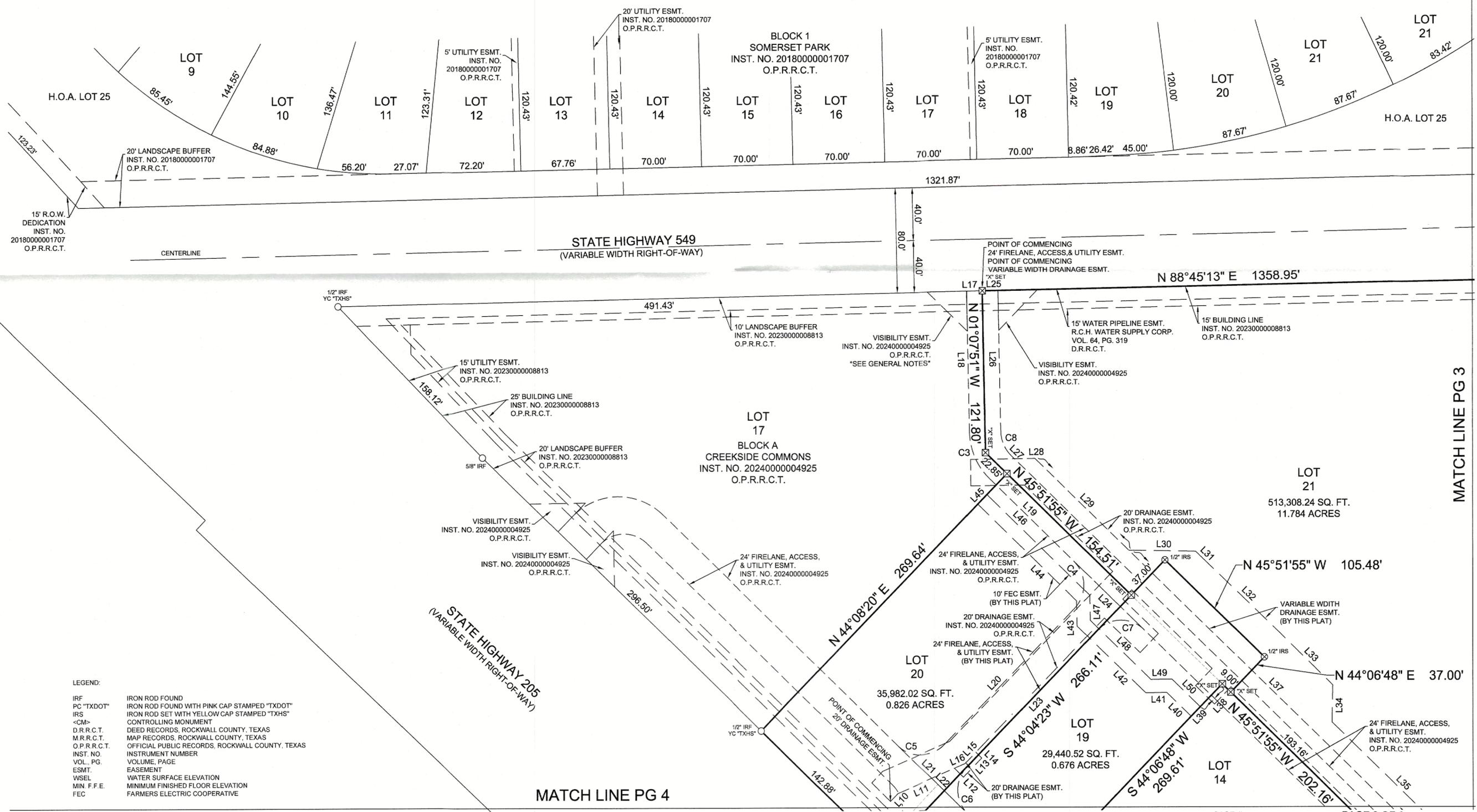
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	15.56'	N89°08'05"E
L29	99.48'	S45°51'55"E
L30	51.13'	S89°03'57"E
L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

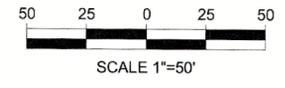


LEGEND:

- 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
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FEC FARMERS ELECTRIC COOPERATIVE

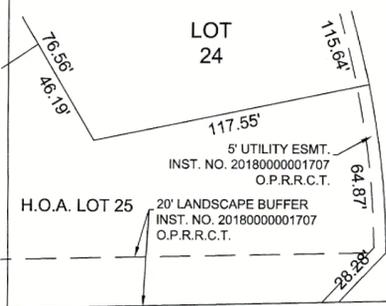
MATCH LINE PG 4

MATCH LINE PG 3



BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.



SYLVANPARK DRIVE  
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.  
INST. NO. 2017000002409  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

LOT 2

LOT 1

558.17'

123.28'

340.44'

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

N 88°45'13" E 1358.95'

100-YR WSEL = 519.58

15' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

DETENTION ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

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

20' WATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

20' DRAINAGE ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

30' WASTEWATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER  
INST. NO. 20230000008813  
O.P.R.R.C.T.

LOT 21  
513,308.24 SQ. FT.  
11.784 ACRES  
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS ADDITION  
BLOCK A

578,730.78 SQ. FT.  
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP  
INST. NO. 20220000021201  
O.P.R.R.C.T.

S 60°46'14" W 382.65'

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

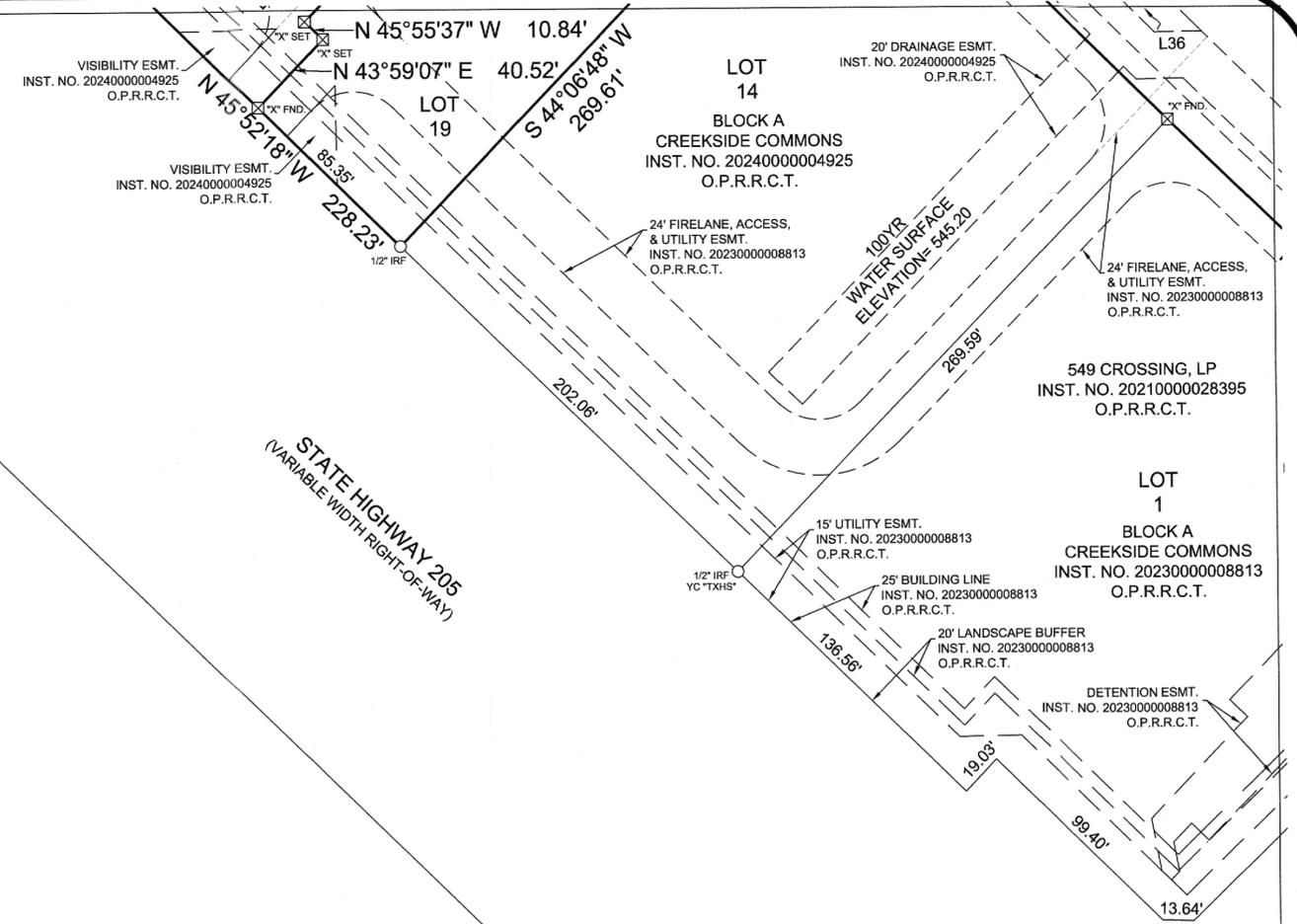
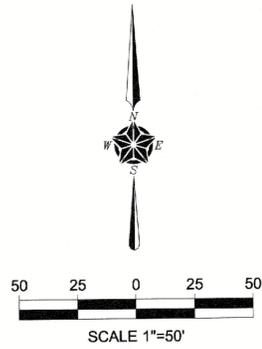
S 29°29'58" E  
25.09'

MATCH LINE PG 5

MATCH LINE PG 2

WILLIAM W. FORD SURVEY,  
ABSTRACT NO. 80

MATCH LINE PG 2



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), 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 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner 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 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 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 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;

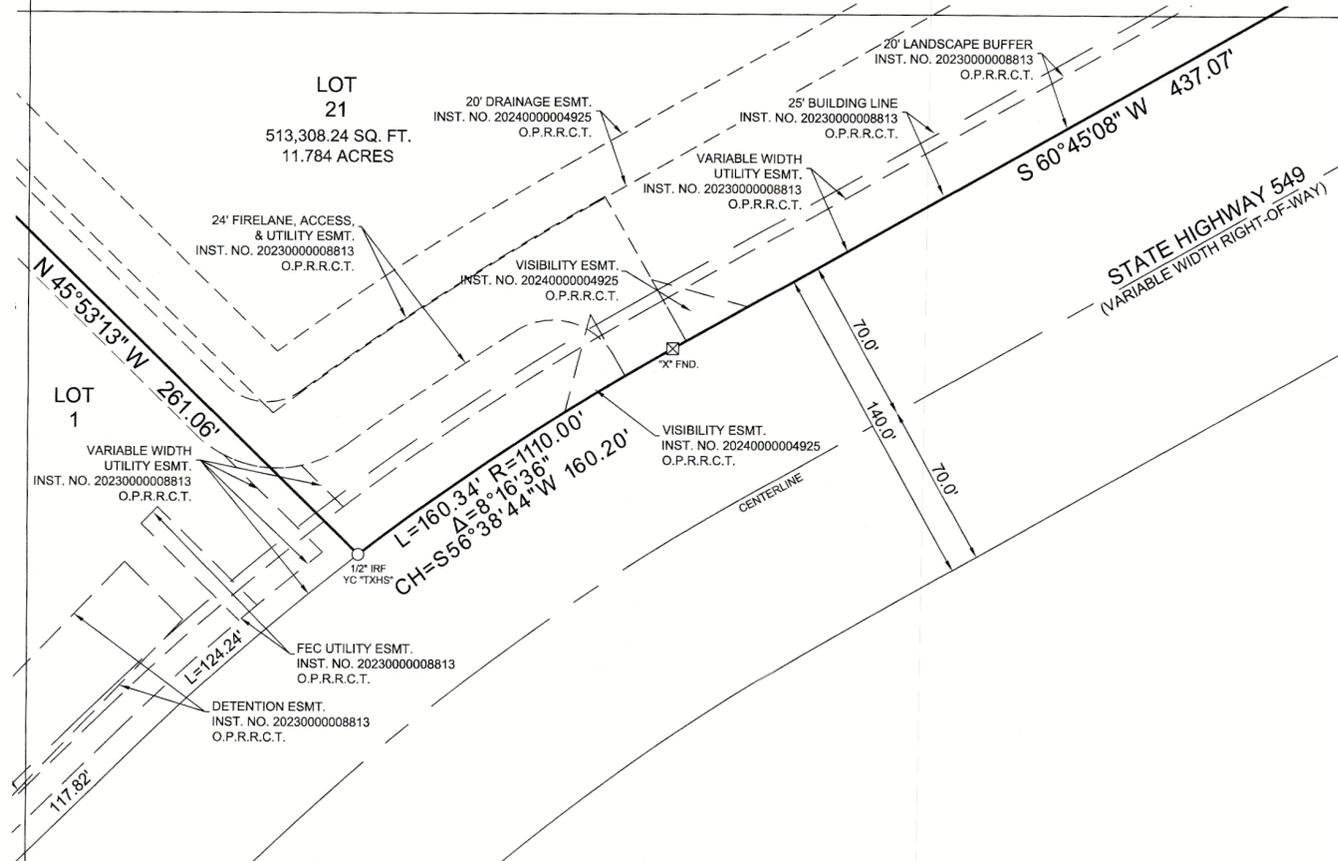
Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

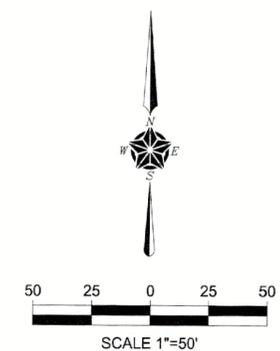
Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)



MATCH LINE PG 4



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 2024000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 acres of land.

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 ADDITION 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 ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Creekside Commons Crossing, LP

Jassem Setayesh  
President/CEO

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, 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 \_\_\_\_\_, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



**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

SURVEYOR

CASE #

PAGE 6 OF 6

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

FINAL PLAT  
LOTS 19-21, BLOCK A  
CREEKSIDE COMMONS ADDITION  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

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Parcel Name: Proposed Lots - AVAT\_P - Lots : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

**Client:**

**Prepared by:**

North: 7,009,456.9029'

East: 2,605,453.2192'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,358.95'

North: 7,009,486.4626'

East: 2,606,811.8476'

Segment# 2: Line

Course: S33°19'17"W

Length: 114.68'

North: 7,009,390.6358'

East: 2,606,874.8453'

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: 7,010,355.9379'

East: 2,606,240.6397'

End North: 7,009,348.2023'

East: 2,606,804.9924'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3512'

East: 2,606,471.0647'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5138'

East: 2,606,483.4194'

Segment# 6: Line

Course: S60°45'08"W

Length: 437.07'

North: 7,008,925.9669'

East: 2,606,102.0693'

Segment# 7: Curve  
Length: 160.34' Radius: 1,110.00'  
Delta: 8°16'36" Tangent: 80.31'  
Chord: 160.20' Course: S56°38'44"W  
Course In: S29°12'58"E Course Out: N37°29'33"W  
RP North: 7,007,957.1757' East: 2,606,643.8660'  
End North: 7,008,837.8864' East: 2,605,968.2561'

Segment# 8: Line  
Course: N45°53'13"W Length: 261.06'  
North: 7,009,019.6041' East: 2,605,780.8234'

Segment# 9: Line  
Course: N45°51'55"W Length: 202.16'  
North: 7,009,160.3778' East: 2,605,635.7323'

Segment# 10: Line  
Course: S44°06'48"W Length: 269.61'  
North: 7,008,966.8074' East: 2,605,448.0622'

Segment# 11: Line  
Course: N45°52'18"W Length: 228.23'  
North: 7,009,125.7166' East: 2,605,284.2428'

Segment# 12: Line  
Course: N44°08'20"E Length: 269.64'  
North: 7,009,319.2248' East: 2,605,472.0201'

Segment# 13: Line  
Course: N45°51'55"W Length: 22.85'  
North: 7,009,335.1363' East: 2,605,455.6206'

Segment# 14: Line  
Course: N1°07'51"W Length: 121.80'  
North: 7,009,456.9126' East: 2,605,453.2168'

Perimeter: 3,935.87' Area: 578,730.82Sq.Ft.

Error Closure: 0.0100

Error North : 0.00969

Precision 1: 393,588.00

Course: N13°47'04"W

East: -0.00238



# 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:** October 29, 2024  
**APPLICANT:** Keaton Mai; *Dimension Group*  
**CASE NUMBER:** P2024-035; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

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### SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons Addition, 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

- Purpose. The applicant is requesting the approval of a Replat of a 13.286-acre tract of land (*i.e. Lots 15-18, Block A, Creekside Commons Addition*) for the purpose of adjusting the existing property lines and required easements in order to facilitate the future development of the subject property (*i.e. Lots 19-21, Block A, Creekside Commons Addition*).
- Background. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned 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. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-048*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In (i.e. McDonald's)* on a portion of the subject property. On February 5, 2024, the City Council approved a replat [*Case No. P2024-004*] that establish the subject property as Lots 14-18, Block A, Creekside Commons Addition. On June 25, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-025*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In (i.e. HTeaO)* on a portion of the subject property.
- Conformance to the Subdivision Ordinance. 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. 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 *Lots 19-21, 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 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.

# PROJECT COMMENTS



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

DATE: 10/25/2024

PROJECT NUMBER: P2024-035  
PROJECT NAME: Replat for Lots 19-21, Block A, Creekside Common Addition  
SITE ADDRESS/LOCATIONS: NWC of Hwy 205 and Future FM 549  
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/25/2024	Needs Review

10/25/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons, 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 (P2024-035) in the lower right-hand corner of all pages on future submittals.

M.4 Please have both ties to the State Plane Coordinates be located on the boundary line of the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please include all of the General Notes listed in Section 38-7(1)(A)(1)(b) of the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.7 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: October 29, 2024

City Council Meeting: November 4, 2024

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's

comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments
10/23/2024: 1. Double check this line. 2. Shift match line so that line is not at a page break.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved
No Comments			



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

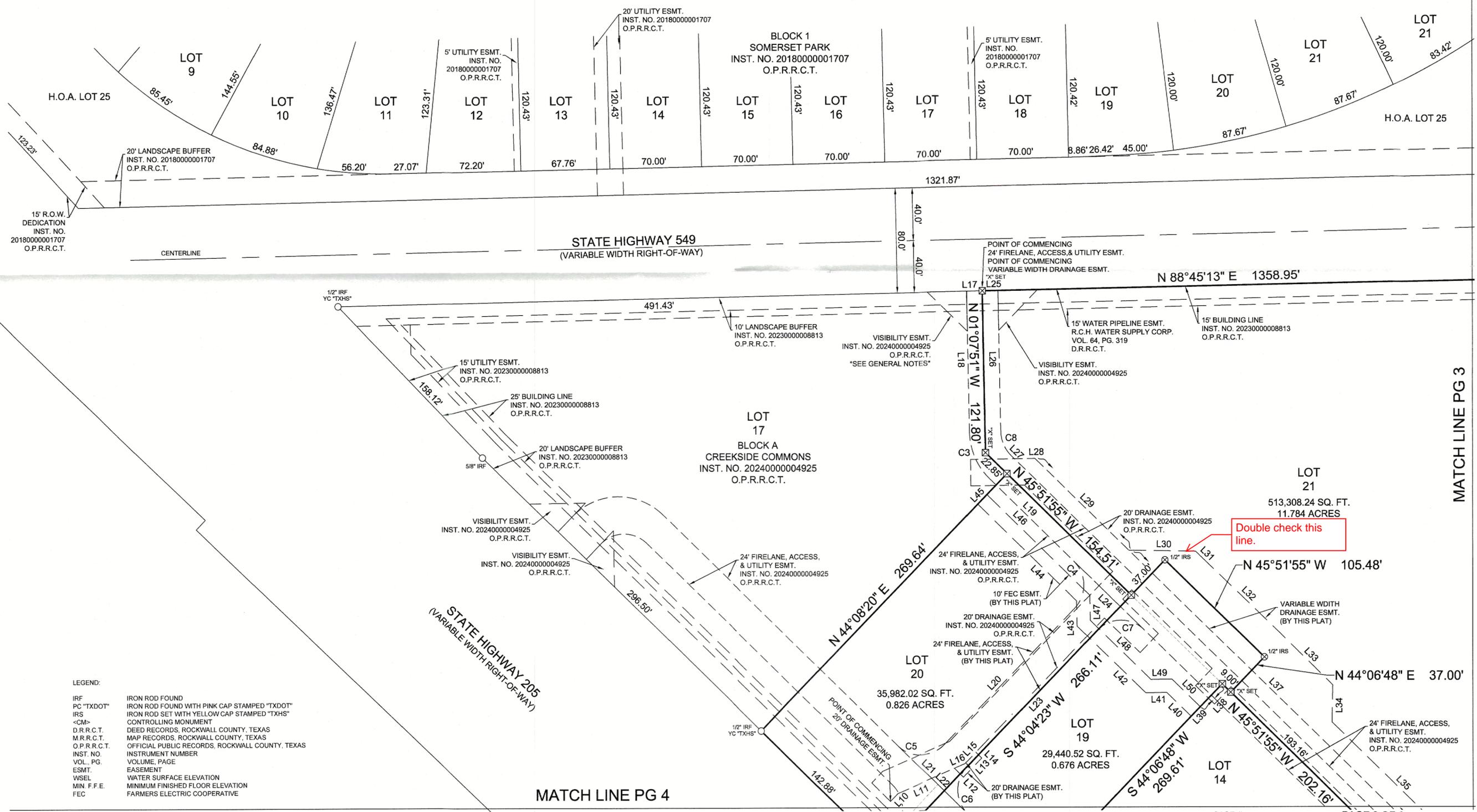
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

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L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E



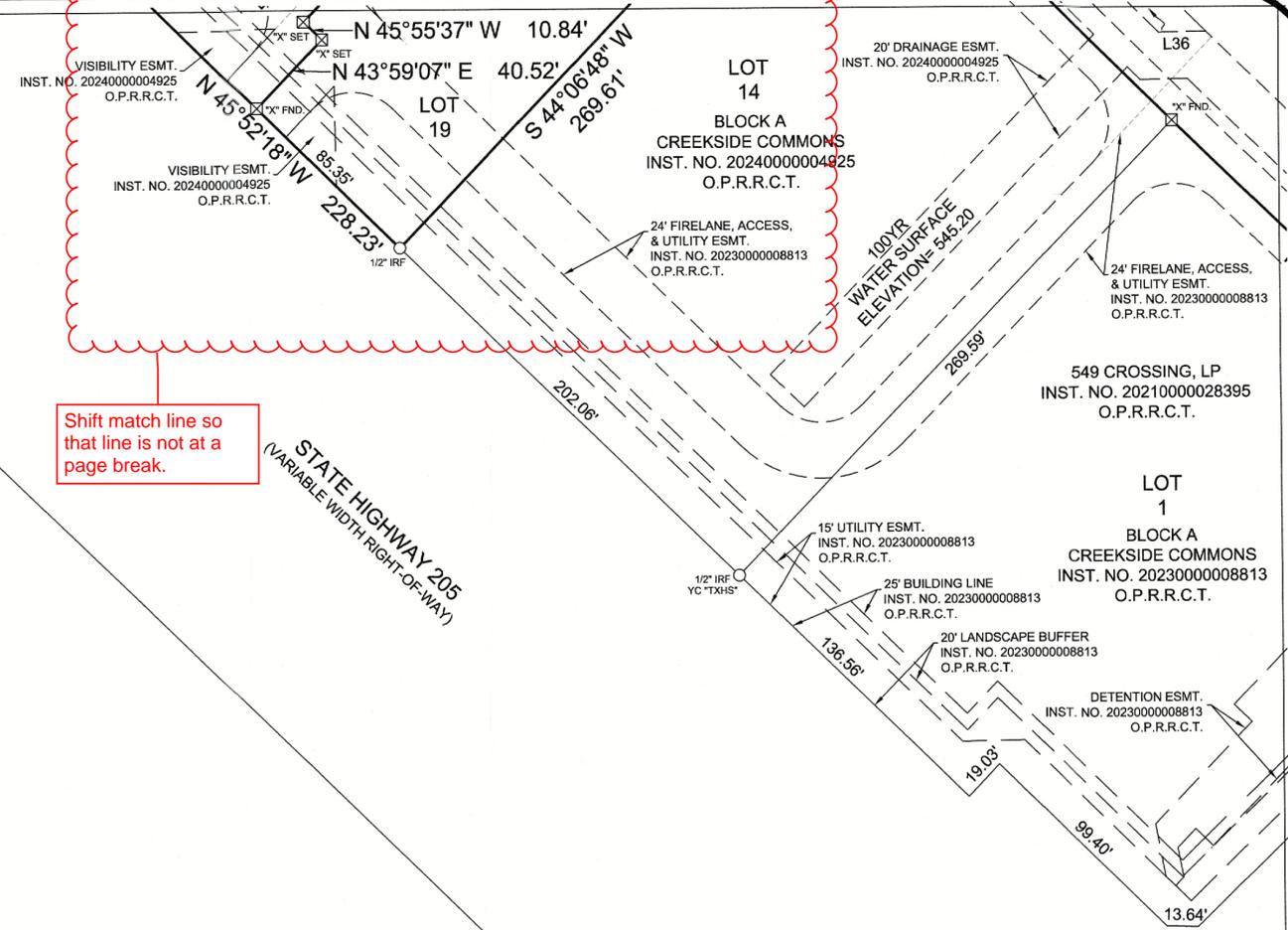
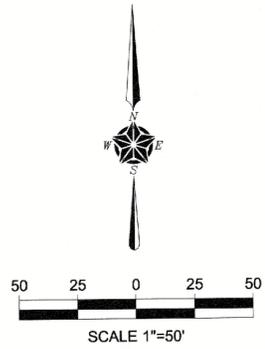
LEGEND:

- 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
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FEC FARMERS ELECTRIC COOPERATIVE

MATCH LINE PG 4

MATCH LINE PG 3

MATCH LINE PG 2



MATCH LINE PG 5

GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> (\$565.72)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons

LOT 15,16 & 18 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE

Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE

Restaurant w/ drive-through

ACREAGE 13.286

LOTS [CURRENT] 15,16 & 18

LOTS [PROPOSED] 19,20 & 21

**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 Creekside Commons 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]

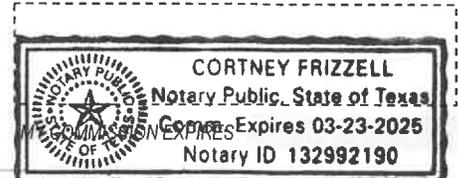
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

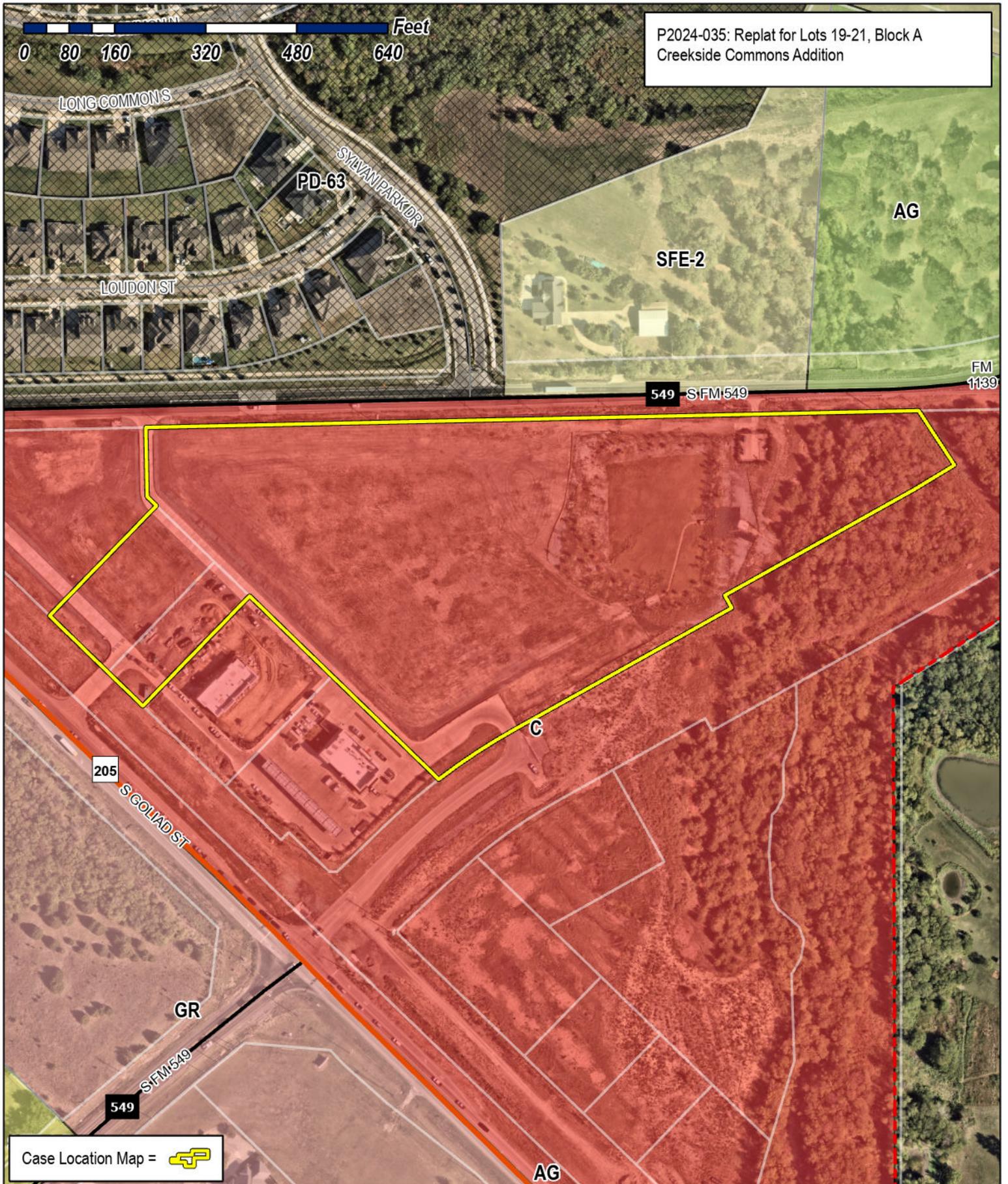
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 565.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-035: Replat for Lots 19-21, Block A Creekside Commons Addition

0 80 160 320 480 640 Feet

205

S GOLIAD ST

GR

549

S FM 549

C

AG

SFE-2

AG

FM 1139

Case Location Map =

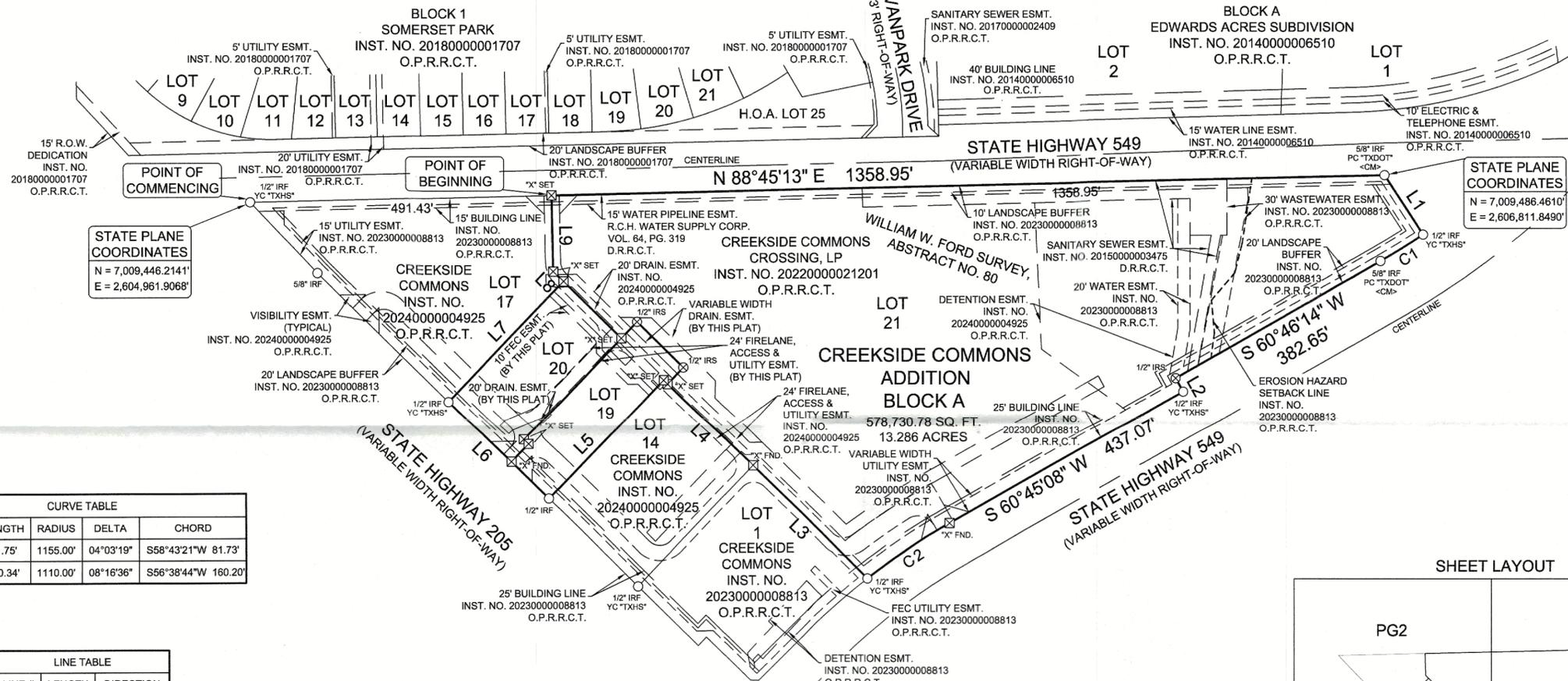
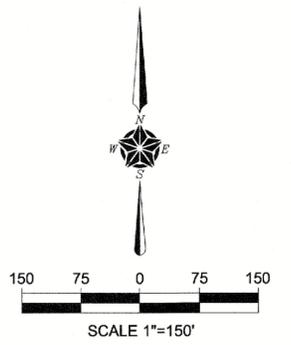
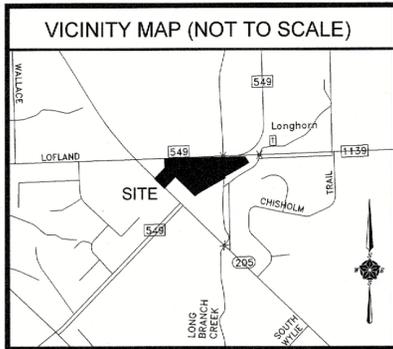


# City of Rockwall

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.



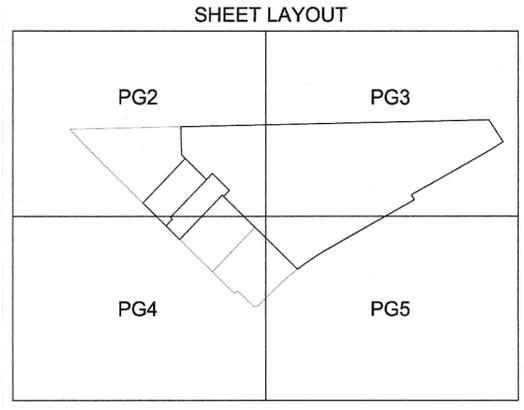


STATE PLANE COORDINATES  
N = 7,009,446.2141'  
E = 2,604,961.9068'

STATE PLANE COORDINATES  
N = 7,009,486.4610'  
E = 2,606,811.8490'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W



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  
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O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME, PAGE  
ESMT. EASEMENT  
FEC FARMERS ELECTRIC COOPERATIVE  
L= LENGTH

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
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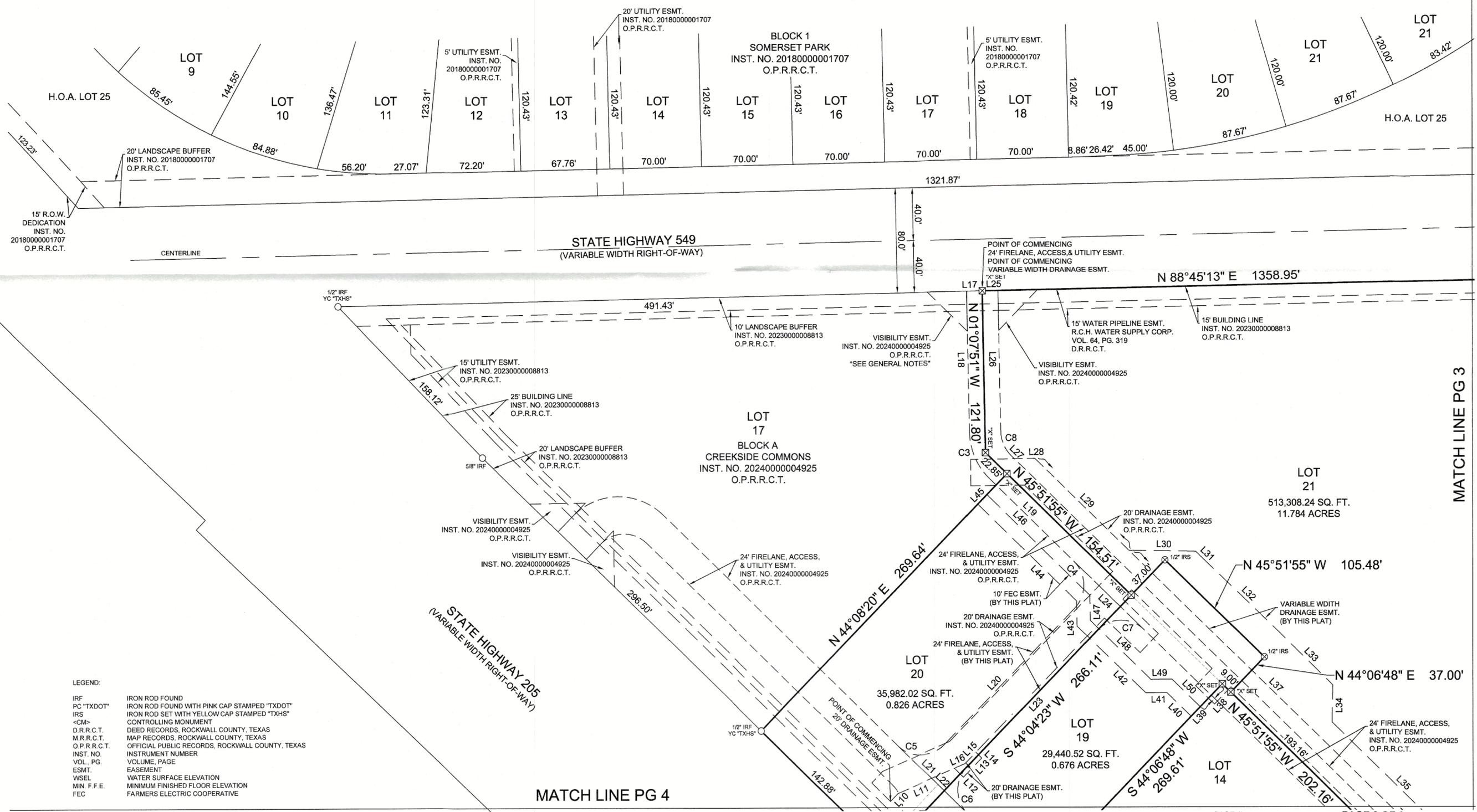
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EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

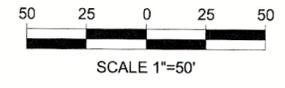


LEGEND:

- 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
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FEC FARMERS ELECTRIC COOPERATIVE

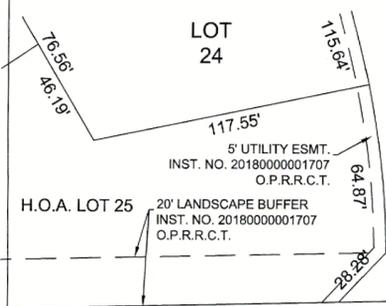
MATCH LINE PG 4

MATCH LINE PG 3



BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.



SYLVANPARK DRIVE  
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.  
INST. NO. 2017000002409  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

LOT 2

LOT 1

558.17'

123.28'

340.44'

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

N 88°45'13" E 1358.95'

100-YR WSEL = 519.58

BFE = 519

15' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

DETENTION ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

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

20' WATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

30' WASTEWATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER  
INST. NO. 20230000008813  
O.P.R.R.C.T.

25' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

CH = S58°43'21" W 81.73'  
L = 81.75' R = 1155.00'  
Δ = 4°03'19"

MATCH LINE PG 2

WILLIAM W. FORD SURVEY,  
ABSTRACT NO. 80

LOT 21  
513,308.24 SQ. FT.  
11.784 ACRES  
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS ADDITION  
BLOCK A

578,730.78 SQ. FT.  
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP  
INST. NO. 20220000021201  
O.P.R.R.C.T.

20' DRAINAGE ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

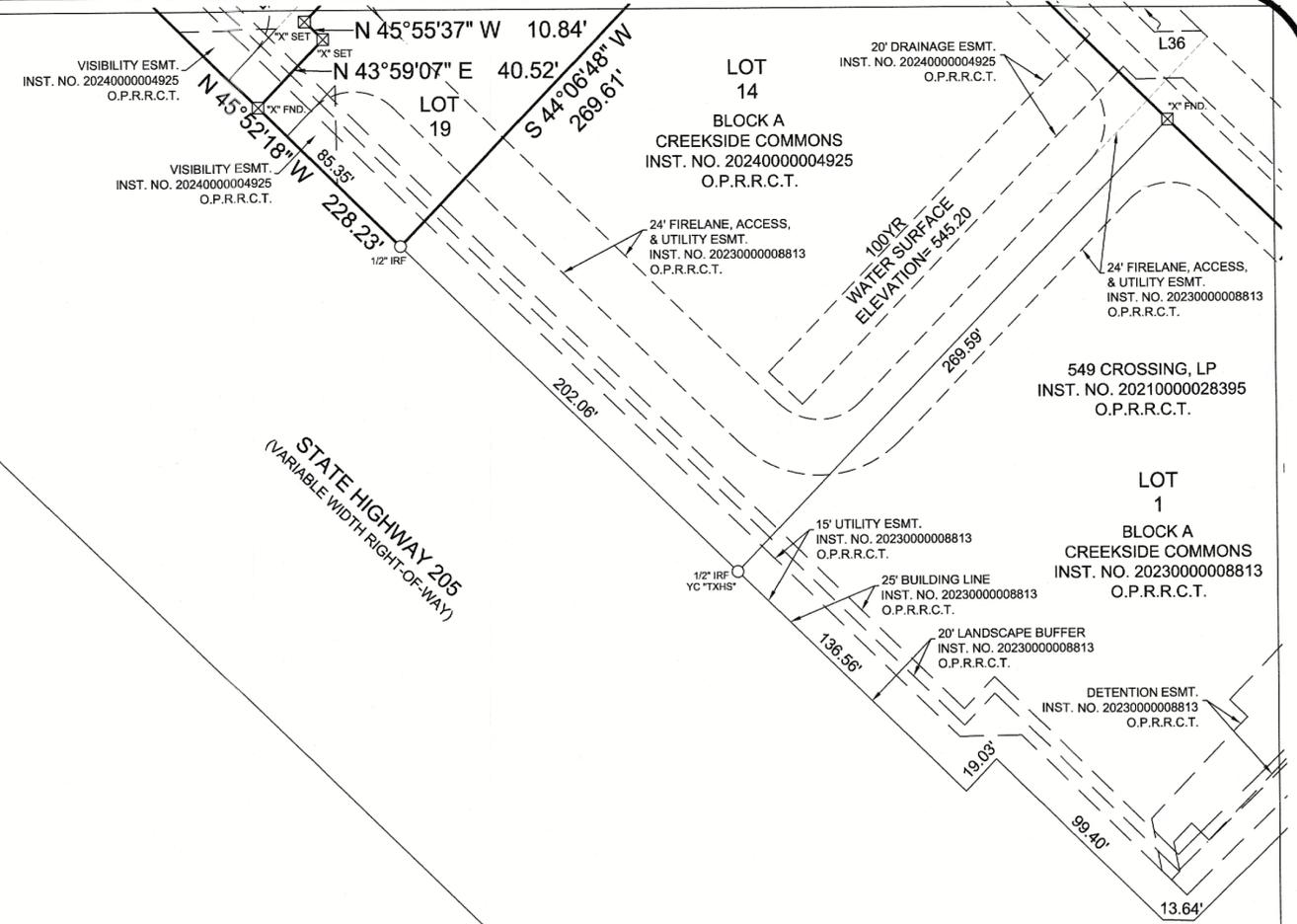
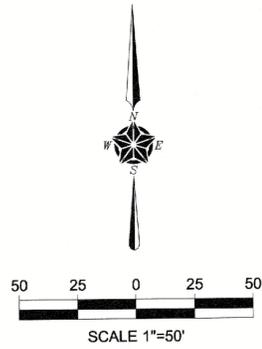
S 29°29'58" E  
25.09'

S 60°46'14" W 382.65'

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

MATCH LINE PG 5

MATCH LINE PG 2



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), 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 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner 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 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 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 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;

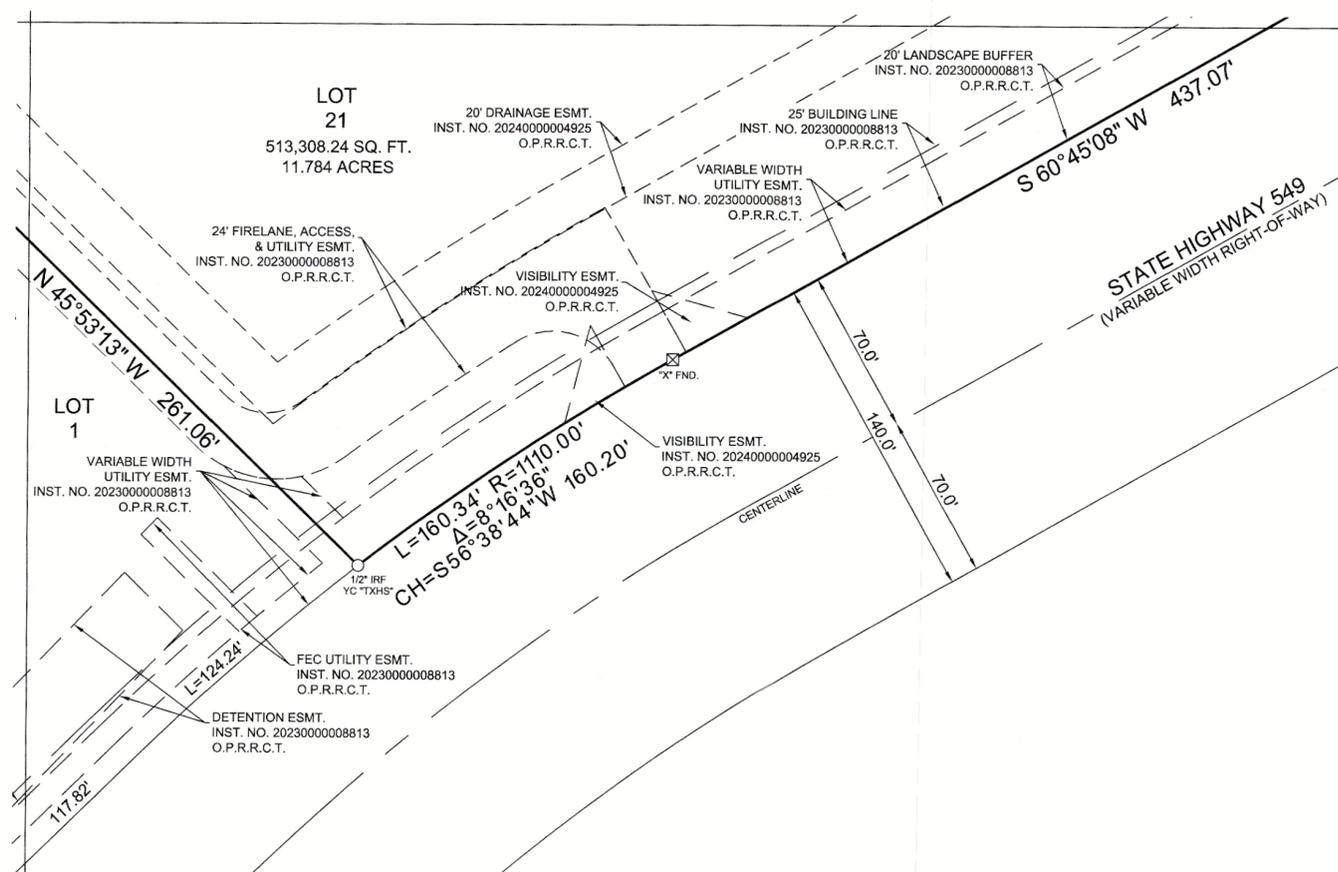
Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

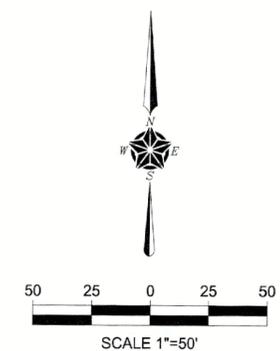
Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)



MATCH LINE PG 4



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 2024000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 acres of land.

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 ADDITION 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 ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Creekside Commons Crossing, LP

Jassem Setayesh  
President/CEO

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, 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 \_\_\_\_\_, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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

CASE #

PAGE 6 OF 6

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

FINAL PLAT  
LOTS 19-21, BLOCK A  
CREEKSIDE COMMONS ADDITION  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

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Parcel Name: Proposed Lots - AVAT\_P - Lots : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

**Client:**

**Prepared by:**

North: 7,009,456.9029'

East: 2,605,453.2192'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,358.95'

North: 7,009,486.4626'

East: 2,606,811.8476'

Segment# 2: Line

Course: S33°19'17"W

Length: 114.68'

North: 7,009,390.6358'

East: 2,606,874.8453'

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: 7,010,355.9379'

East: 2,606,240.6397'

End North: 7,009,348.2023'

East: 2,606,804.9924'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3512'

East: 2,606,471.0647'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5138'

East: 2,606,483.4194'

Segment# 6: Line

Course: S60°45'08"W

Length: 437.07'

North: 7,008,925.9669'

East: 2,606,102.0693'

Segment# 7: Curve  
Length: 160.34' Radius: 1,110.00'  
Delta: 8°16'36" Tangent: 80.31'  
Chord: 160.20' Course: S56°38'44"W  
Course In: S29°12'58"E Course Out: N37°29'33"W  
RP North: 7,007,957.1757' East: 2,606,643.8660'  
End North: 7,008,837.8864' East: 2,605,968.2561'

Segment# 8: Line  
Course: N45°53'13"W Length: 261.06'  
North: 7,009,019.6041' East: 2,605,780.8234'

Segment# 9: Line  
Course: N45°51'55"W Length: 202.16'  
North: 7,009,160.3778' East: 2,605,635.7323'

Segment# 10: Line  
Course: S44°06'48"W Length: 269.61'  
North: 7,008,966.8074' East: 2,605,448.0622'

Segment# 11: Line  
Course: N45°52'18"W Length: 228.23'  
North: 7,009,125.7166' East: 2,605,284.2428'

Segment# 12: Line  
Course: N44°08'20"E Length: 269.64'  
North: 7,009,319.2248' East: 2,605,472.0201'

Segment# 13: Line  
Course: N45°51'55"W Length: 22.85'  
North: 7,009,335.1363' East: 2,605,455.6206'

Segment# 14: Line  
Course: N1°07'51"W Length: 121.80'  
North: 7,009,456.9126' East: 2,605,453.2168'

Perimeter: 3,935.87' Area: 578,730.82Sq.Ft.

Error Closure: 0.0100

Error North : 0.00969

Course: N13°47'04"W

East: -0.00238

Precision 1: 393,588.00



# 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:** November 4, 2024  
**APPLICANT:** Keaton Mai; *Dimension Group*  
**CASE NUMBER:** P2024-035; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

---

### SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons Addition, 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

- Purpose. The applicant is requesting the approval of a Replat of a 13.286-acre tract of land (*i.e. Lots 15-18, Block A, Creekside Commons Addition*) for the purpose of adjusting the existing property lines and required easements in order to facilitate the future development of the subject property (*i.e. Lots 19-21, Block A, Creekside Commons Addition*).
- Background. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned 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. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-048*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In (i.e. McDonald's)* on a portion of the subject property. On February 5, 2024, the City Council approved a replat [*Case No. P2024-004*] that establish the subject property as Lots 14-18, Block A, Creekside Commons Addition. On June 25, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-025*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In (i.e. HTeaO)* on a portion of the subject property.
- Conformance to the Subdivision Ordinance. 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. 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 *Lots 19-21, 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 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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Hustings 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> (\$565.72)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons

LOT 15,16 & 18 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE

Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE

Restaurant w/ drive-through

ACREAGE 13.286

LOTS [CURRENT] 15,16 & 18

LOTS [PROPOSED] 19,20 & 21

**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 Creekside Commons 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]

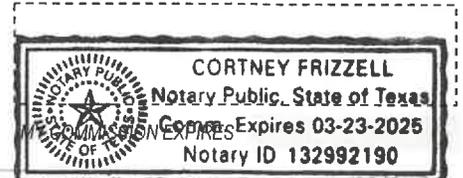
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

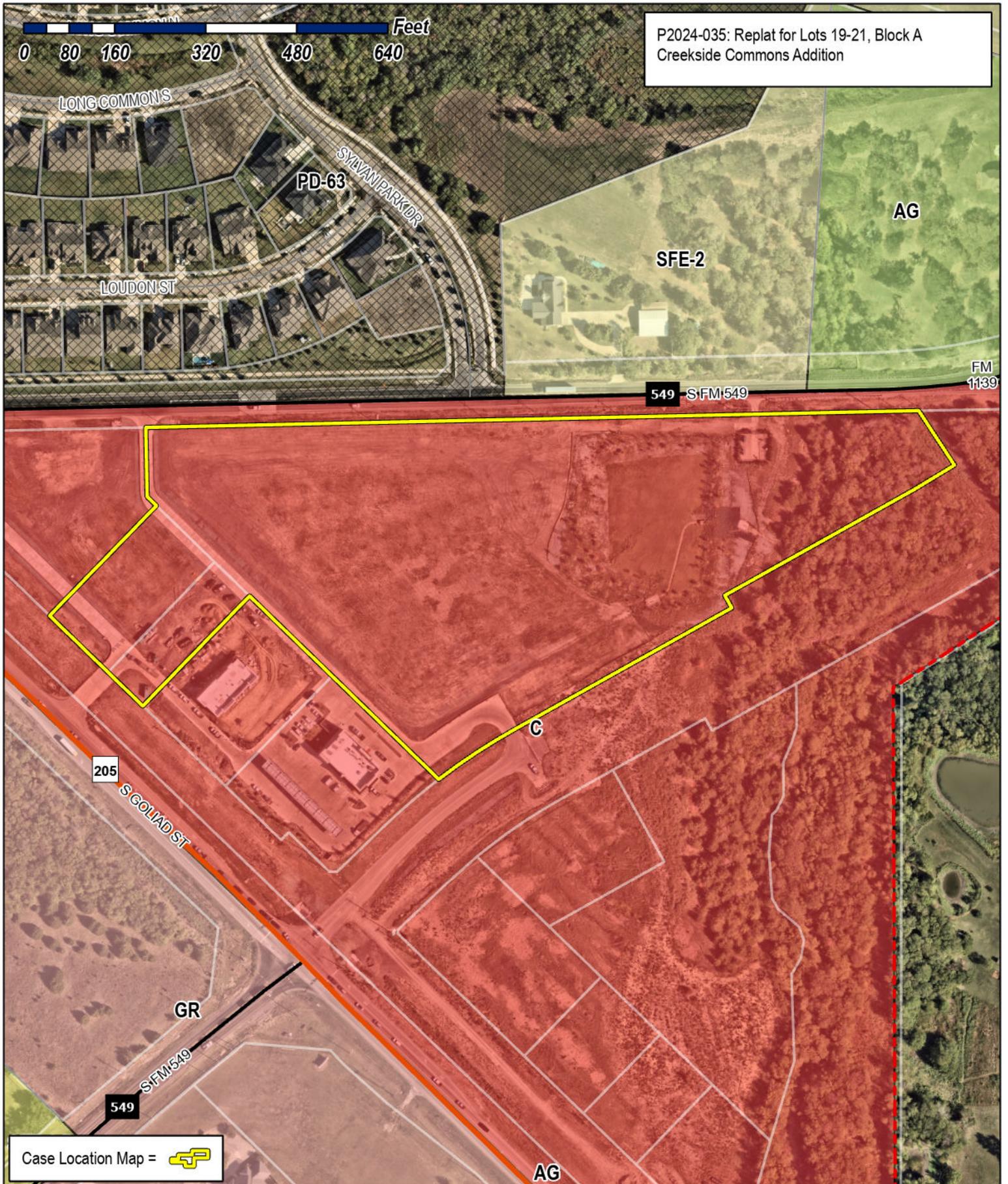
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 565.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



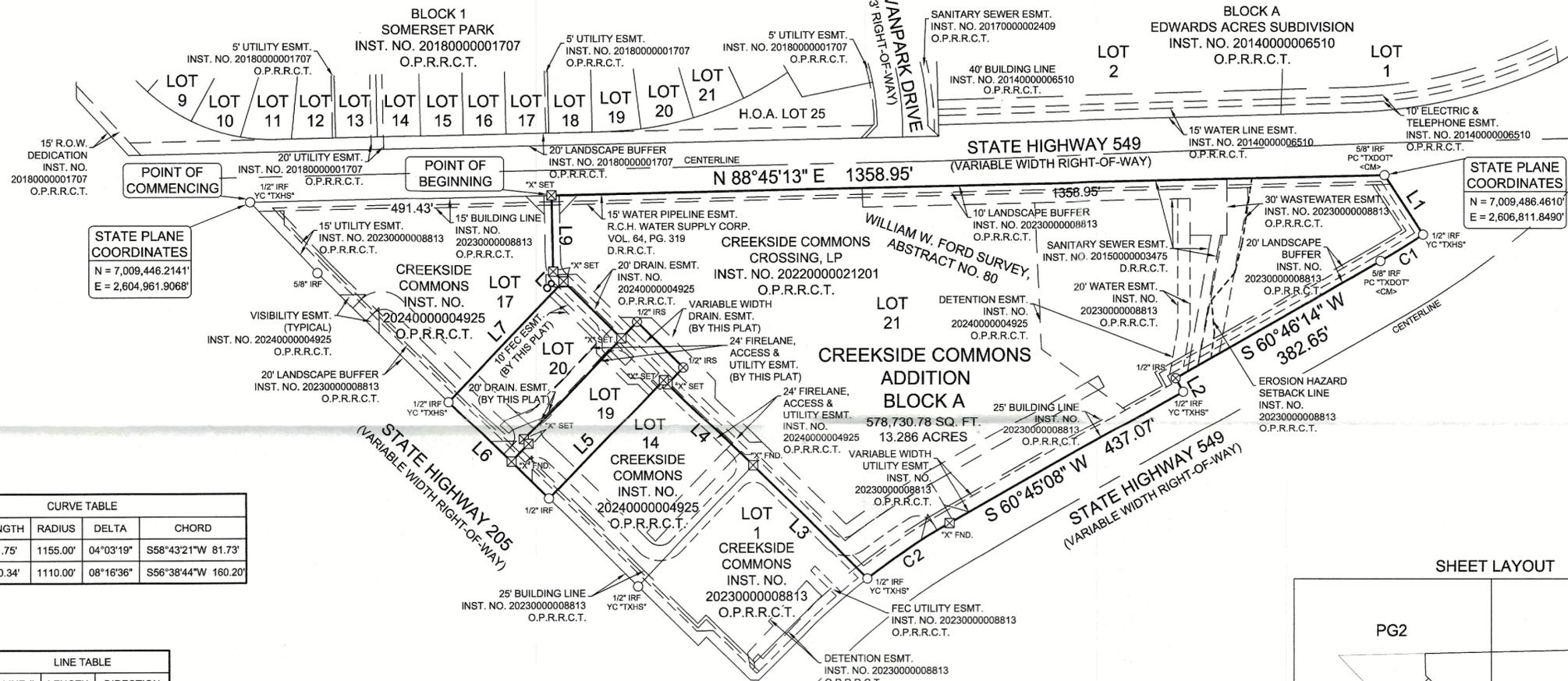
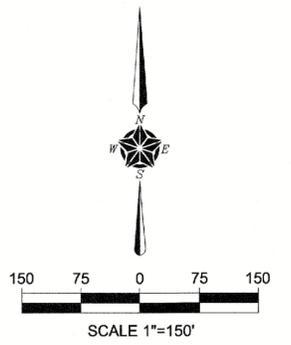
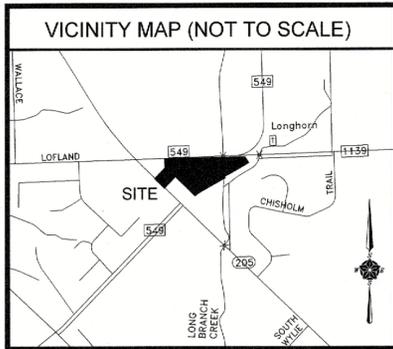


# City of Rockwall

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.



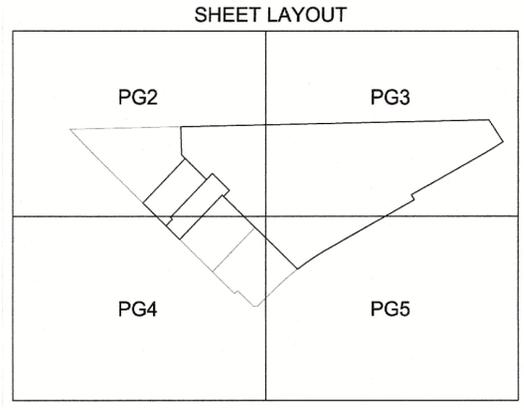


STATE PLANE COORDINATES  
N = 7,009,446.2141'  
E = 2,604,961.9068'

STATE PLANE COORDINATES  
N = 7,009,486.4610'  
E = 2,606,811.8490'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W



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  
FEC FARMERS ELECTRIC COOPERATIVE  
L= LENGTH

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

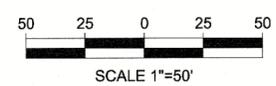
OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
**CREEKSIDE COMMONS ADDITION**  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

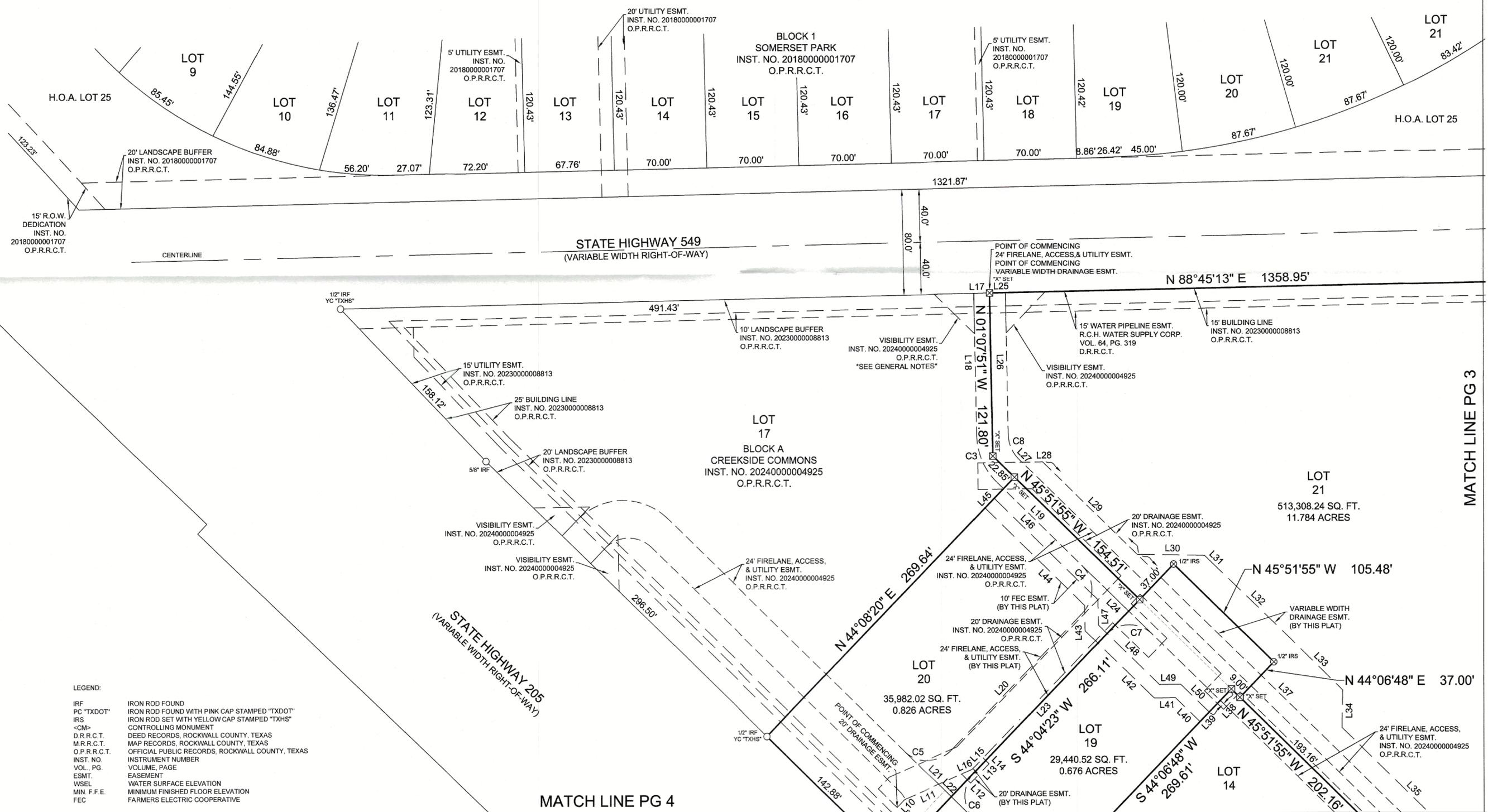
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	15.56'	N89°08'05"E
L29	99.48'	S45°51'55"E
L30	51.13'	S89°03'57"E
L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

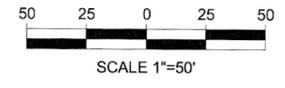


LEGEND:

- 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
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FEC FARMERS ELECTRIC COOPERATIVE

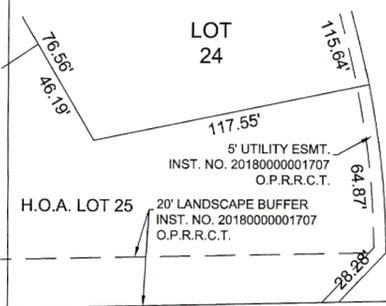
MATCH LINE PG 4

MATCH LINE PG 3



BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.



SYLVANPARK DRIVE  
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.  
INST. NO. 2017000002409  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

10' ELECTRIC &  
TELEPHONE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

15' WATER LINE ESMT.  
INST. NO. 2014000006510  
O.P.R.R.C.T.

LOT 2

LOT 1

558.17'

123.28'

340.44'

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

N 88°45'13" E 1358.95'

100-YR WSEL = 519.58

15' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

DETENTION ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

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

20' WATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

20' DRAINAGE ESMT.  
INST. NO. 20240000004925  
O.P.R.R.C.T.

30' WASTEWATER ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.  
INST. NO. 20230000008813  
O.P.R.R.C.T.

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

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER  
INST. NO. 20230000008813  
O.P.R.R.C.T.

25' BUILDING LINE  
INST. NO. 20230000008813  
O.P.R.R.C.T.

WILLIAM W. FORD SURVEY,  
ABSTRACT NO. 80

LOT 21  
513,308.24 SQ. FT.  
11.784 ACRES  
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS ADDITION  
BLOCK A

578,730.78 SQ. FT.  
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP  
INST. NO. 20220000021201  
O.P.R.R.C.T.

S 60°46'14" W 382.65'

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

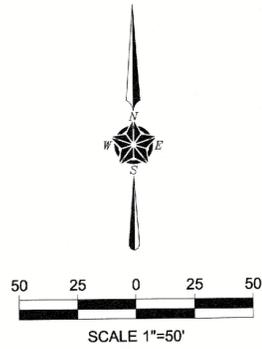
S 29°29'58" E  
25.09'

CH = S58°43'21" W 81.73'  
L = 81.75' R = 1155.00'  
Δ = 4°03'19"

MATCH LINE PG 2

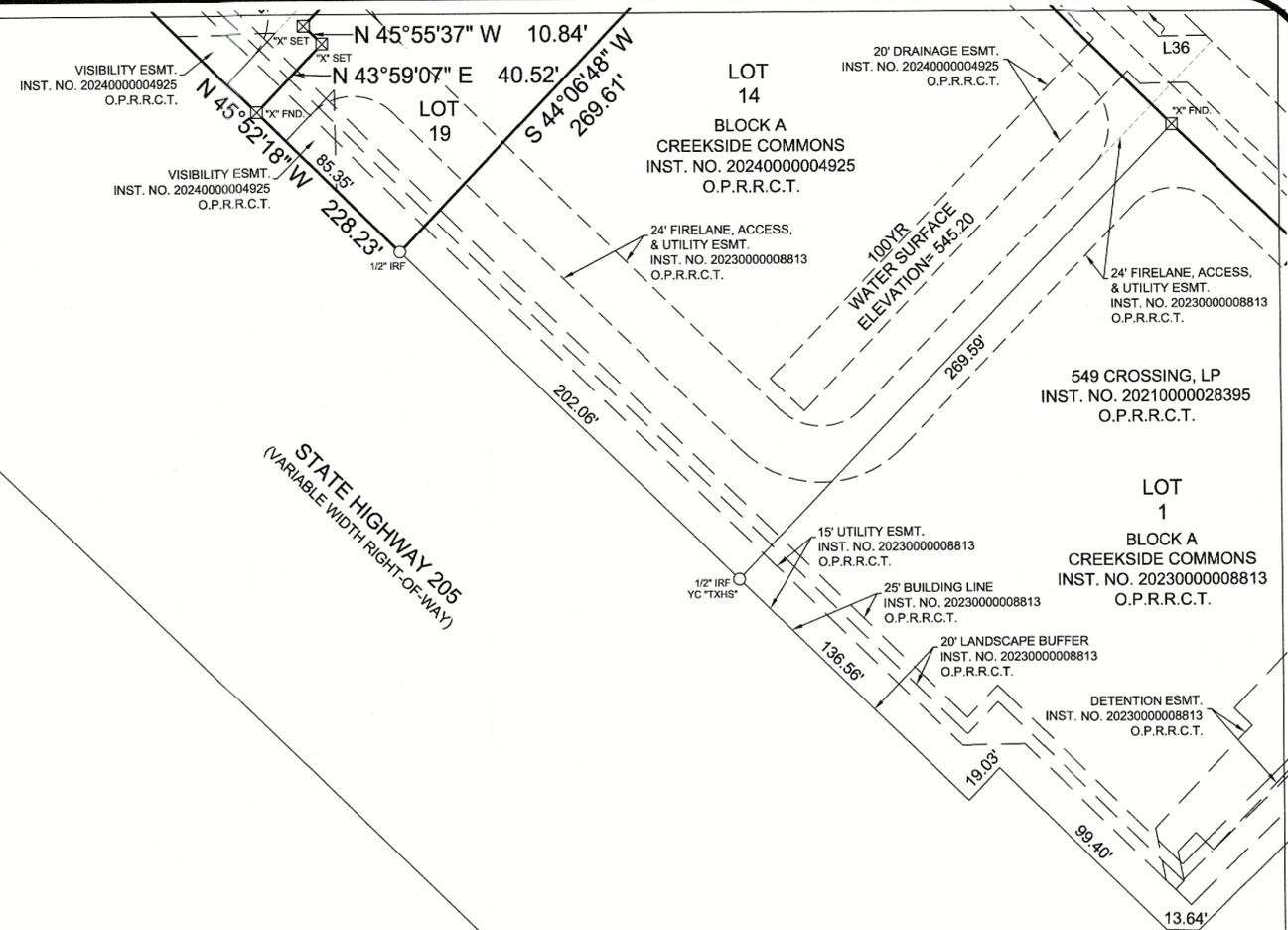
MATCH LINE PG 5

MATCH LINE PG 2



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.



MATCH LINE PG 5

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), 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 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner 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 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 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 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;

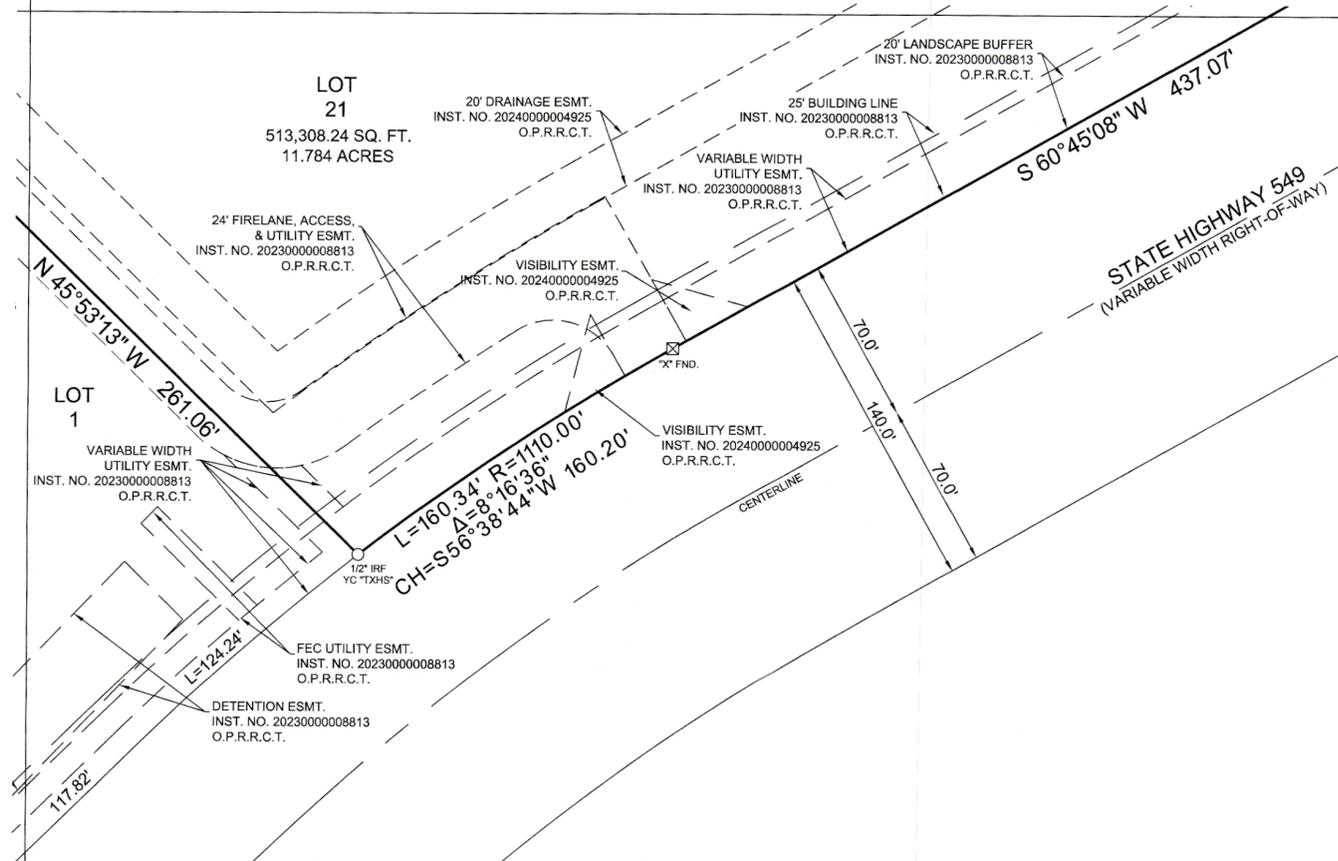
Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

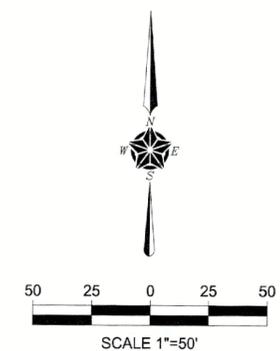
Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)



MATCH LINE PG 4



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 2024000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 acres of land.

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 ADDITION 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 ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Creekside Commons Crossing, LP

Jassem Setayesh  
President/CEO

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, 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 \_\_\_\_\_, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

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

OWNER  
CREEKSIDE COMMONS CROSSING, LP  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238



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  
LOTS 19-21, BLOCK A  
CREEKSIDE COMMONS ADDITION  
BEING A REPLAT OF  
LOTS 15, 16, & 18, BLOCK A,  
CREEKSIDE COMMONS ADDITION  
BEING 3 LOTS  
13.286 ACRES / 578,730.78 SF  
SITUATED IN THE  
W. W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

# Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

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Parcel Name: Proposed Lots - AVAT\_P - Lots : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

**Client:**

**Prepared by:**

North: 7,009,456.9029'

East: 2,605,453.2192'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,358.95'

North: 7,009,486.4626'

East: 2,606,811.8476'

Segment# 2: Line

Course: S33°19'17"W

Length: 114.68'

North: 7,009,390.6358'

East: 2,606,874.8453'

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: 7,010,355.9379'

East: 2,606,240.6397'

End North: 7,009,348.2023'

East: 2,606,804.9924'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3512'

East: 2,606,471.0647'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5138'

East: 2,606,483.4194'

Segment# 6: Line

Course: S60°45'08"W

Length: 437.07'

North: 7,008,925.9669'

East: 2,606,102.0693'

Segment# 7: Curve  
Length: 160.34' Radius: 1,110.00'  
Delta: 8°16'36" Tangent: 80.31'  
Chord: 160.20' Course: S56°38'44"W  
Course In: S29°12'58"E Course Out: N37°29'33"W  
RP North: 7,007,957.1757' East: 2,606,643.8660'  
End North: 7,008,837.8864' East: 2,605,968.2561'

Segment# 8: Line  
Course: N45°53'13"W Length: 261.06'  
North: 7,009,019.6041' East: 2,605,780.8234'

Segment# 9: Line  
Course: N45°51'55"W Length: 202.16'  
North: 7,009,160.3778' East: 2,605,635.7323'

Segment# 10: Line  
Course: S44°06'48"W Length: 269.61'  
North: 7,008,966.8074' East: 2,605,448.0622'

Segment# 11: Line  
Course: N45°52'18"W Length: 228.23'  
North: 7,009,125.7166' East: 2,605,284.2428'

Segment# 12: Line  
Course: N44°08'20"E Length: 269.64'  
North: 7,009,319.2248' East: 2,605,472.0201'

Segment# 13: Line  
Course: N45°51'55"W Length: 22.85'  
North: 7,009,335.1363' East: 2,605,455.6206'

Segment# 14: Line  
Course: N1°07'51"W Length: 121.80'  
North: 7,009,456.9126' East: 2,605,453.2168'

Perimeter: 3,935.87' Area: 578,730.82Sq.Ft.

Error Closure: 0.0100

Error North : 0.00969

Course: N13°47'04"W

East: -0.00238

Precision 1: 393,588.00



DATE: November 8, 2024

TO: Keaton Mai  
The Dimension Group  
10755 Sandhill Road  
Dallas, Texas 75238

CC: Michael Hampton  
Creekside Commons Crossing LP  
10755 Sandhill Road  
Dallas, Texas 75238

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

SUBJECT: P2024-035; *Replat for Lots 19-21, 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 4, 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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 4, 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 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> 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 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a 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