



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. D2019-025

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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>
- 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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: South of Stone Creek Phase 2A and west of Hays Rd.

Subdivision: Stone Creek X

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

General Location: \_\_\_\_\_

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

Current Zoning: \_\_\_\_\_

Current Use: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Acreage: 36.428

Lots [Current]: \_\_\_\_\_

Lots [Proposed]: \_\_\_\_\_

118

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner: Stone Creek Phase 10, Ltd.

Applicant: Corwin Engineering, Inc.

Contact Person: Adam Buczek

Contact Person: Chase Finch

Address: 8214 Westchester Dr., Ste. 710

Address: 200 W. Belmont, Ste. E

City, State & Zip: Dallas, Texas 75225

City, State & Zip: Allen, Texas 75013

Phone: 214-522-4945

Phone: 469-879-9157

E-Mail: abuczek@skorburgcompany.com

E-Mail: cfinch@corwinengineering.com

## NOTARY VERIFICATION [REQUIRED]

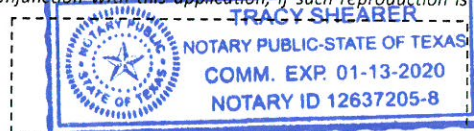
Before me, the undersigned authority, on this day personally appeared Adam Buczek [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1028.56, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of July, 2019. 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 12 day of July, 2019.

Owner's/Applicant's Signature: [Signature]

Notary Public in and for the State of Texas: [Signature]



My Commission Expires: 01-13-2020



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/19/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/23/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2019-035**  
**Project Name: Stone Creek X**  
**Project Type: PLAT**  
**Applicant Name: CORWIN ENGINEERING, INC**  
**Owner Name: STONE, CREEK SF LTD**  
**Project Description:**





# RECEIPT

Project Number: P2019-035  
Job Address: HAYS RD  
ROCKWALL, TX 75087

Receipt Number: B86414

Printed: 8/21/2019 2:50 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 1,028.56

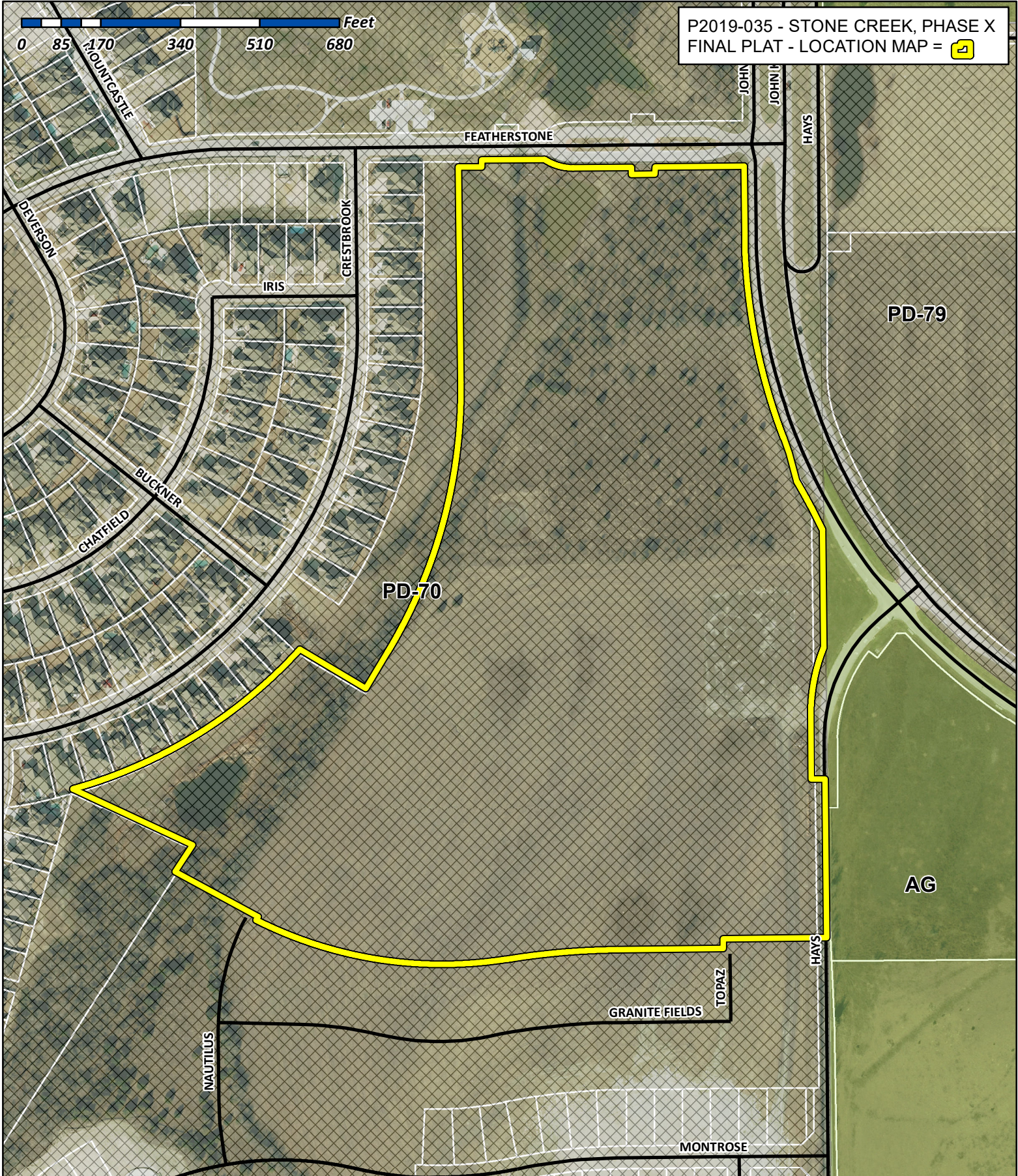
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**Total Fees Paid:**

**\$ 1,028.56**

Date Paid: 8/21/2019 12:00:00AM  
Paid By: STONE CREEK BALANCE LTD  
Pay Method: CHECK 1131  
Received By: LM

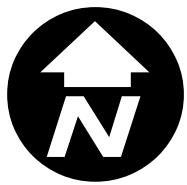




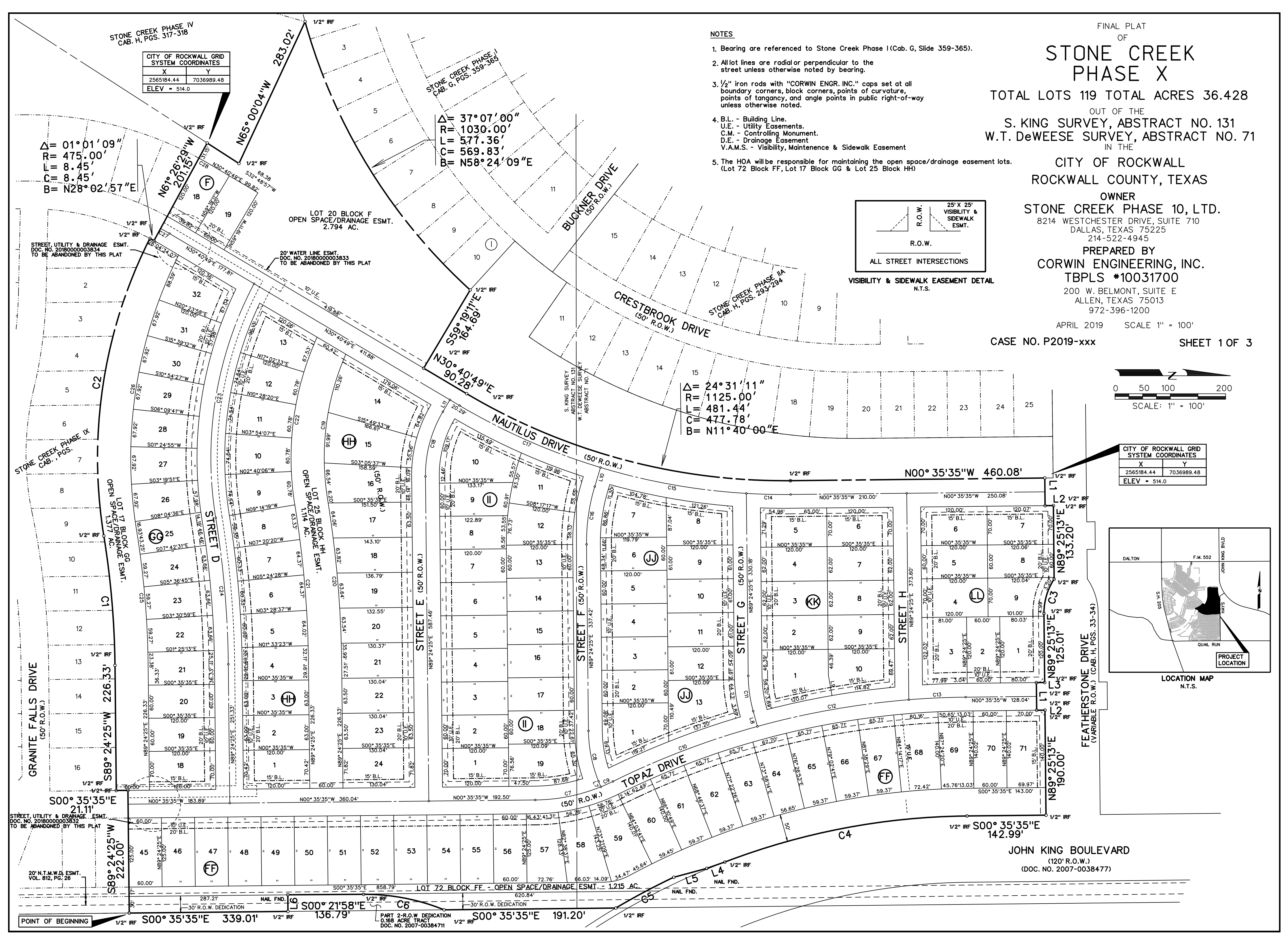
# City of Rockwall

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

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







**LINE TABLE**

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1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

**CURVE TABLE**

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2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"E
3.	34°10'49"	1100.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	119.77'	118.72'	S27°58'51"E
6.	22°31'28"	580.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'51"	325.00'	24.10'	24.10'	N24°09'51"E
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.91'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1820.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

**FINAL PLAT OF**  
**STONE CREEK PHASE X**  
 TOTAL LOTS 119 TOTAL ACRES 36.428  
 OUT OF THE  
 S. KING SURVEY, ABSTRACT NO. 131  
 W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
 STONE CREEK PHASE 10, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 TBPLS #10031700  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 APRIL 2019 SCALE 1" = 100'  
 CASE NO. P2019-xxx SHEET 2 OF 3







## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-035	<b>Owner</b> STONE, CREEK SF LTD	<b>Applied</b> 8/19/2019	<b>LM</b>
<b>Project Name</b> Stone Creek X	<b>Applicant</b> CORWIN ENGINEERING, INC	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> FINAL		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> HAYS RD		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> STONE CREEK PH 2A	<b>Tract</b> 3	<b>Block</b>	<b>Lot No</b> 3
		<b>Parcel No</b> 0131-0000-0003-00-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	See Comments
(8/21/2019 4:13 PM JMW) - Add Note: All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA. - Visibility and Sidewalk easement Lien work missing at corner of Nautilus Dr. and Featherstone Dr. Show line work. - PDF does not match paper copy received.							
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	COMMENTS	See Comments
(8/22/2019 1:38 PM LS) 1. Please submit proposed list of street names for review. Addressing standards can be found at: <a href="http://www.rockwall.com/pz/GIS/AddressingStandards.pdf">http://www.rockwall.com/pz/GIS/AddressingStandards.pdf</a> 2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin. 3. By final plat, please tie down two corners to SPC Texas N Central 4202 (Grid) and provide closure report.							
PLANNING	David Gonzales	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	see comments

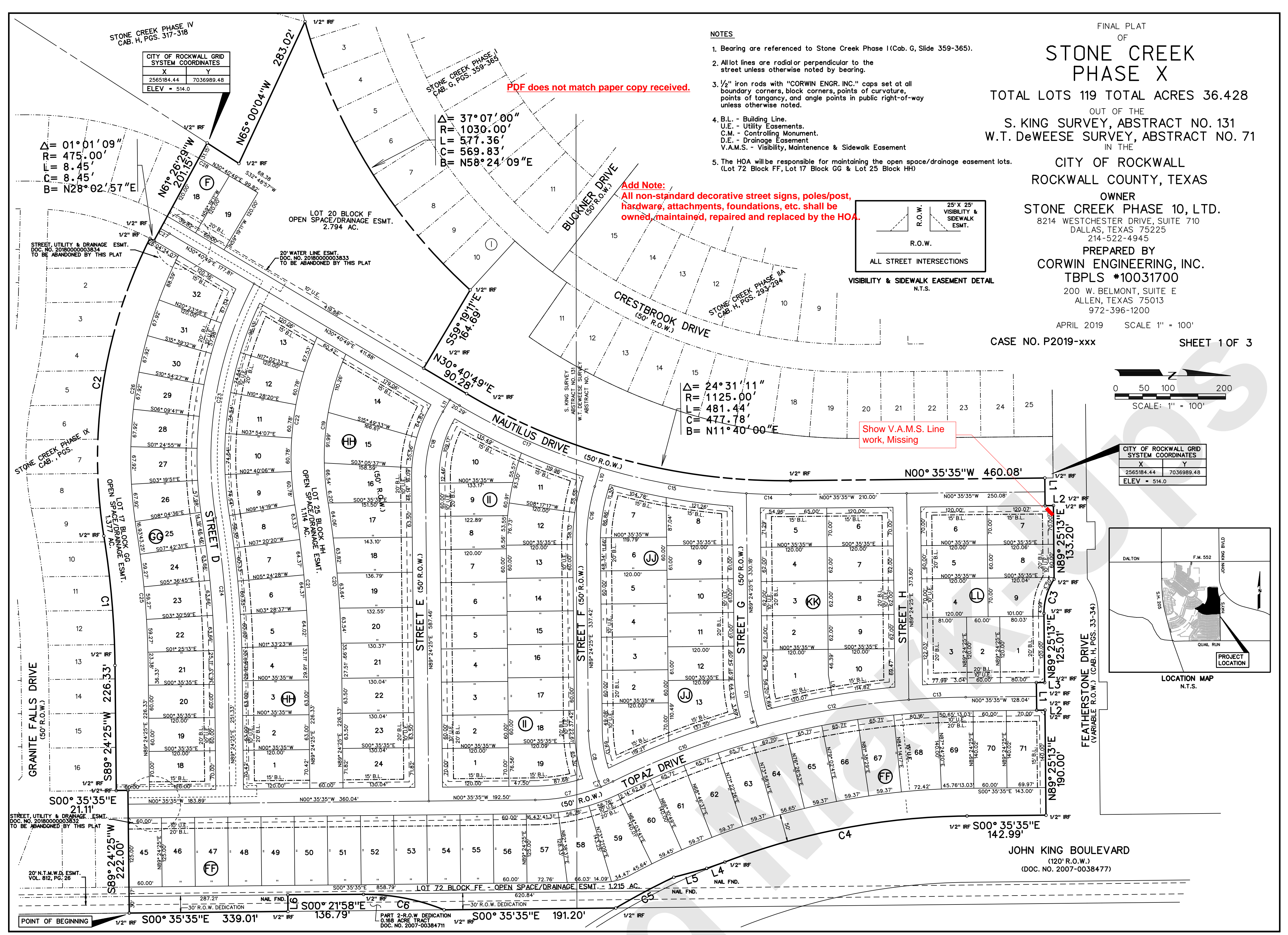


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(8/21/2019 2:36 PM DG)						
P2019-035: Final Plat – Stone Creek, Phase X Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the intersection of Featherstone Drive and John King Boulevard						
I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2019-035) in the lower right hand corner of all pages on future submittals						
I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70), the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document						
I.6 Submittal and approval of street names prior to the plat being filed Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com.						
I.7 Provide a label for all open spaces to read as follows: Open Space To Be Maintained by the Homeowner's Association (HOA).						
M.8 Verify/correct lot dimensional information for: Lots 58 & 59, Block FF; Lot 8, Block HH; and Lots 11 & 12, Block II, to standards established in PD-70 for the minimum lot width. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 2, of Exhibit 'C', B-Special Development Standards, "***Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent(20%) in lot width measured at the front property line provided that the lot width will be met at the front building line.." Table 1, of Exhibit 'C', A – General Requirements, Lot Type C requires lots to have a minimum lot size of 60-feet X 120-feet. Provide labels meeting or exceeding the minimum standards for lot width for each of the lots listed						
M.9 Verify/correct lot dimensional information for: Lot 7, Block JJ to standards established in PD-70 for the minimum lot depth. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 1, of Exhibit 'C', A – General Requirements, Lot Type C requires lots to have a minimum lot size of 60-feet X 120-feet. Provide a label that meets or exceeds the minimum standard for lot depth for the lot listed						
M.10 Four (4) retention ponds are to be provided by the developer. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 1, of Exhibit 'C', C. Standards for District Design and Connectivity, 6.d, states that the developer shall provide a minimum of four (4) retention ponds in the District with hard edges and fountain features as generally shown on the Concept Plan. The exact configurations and location of the ponds will be determined at development. All retention pond hard edges shall be similar to the hard edge shown on Appendix C. Provide detail of the proposed pond and fountain, and the location of the pond.						
I.11 Notary certificate is not necessary when plat is stamped by surveyor.						
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning and Zoning Meeting. The Planning and Zoning Work Session will be held on August 27, 2019.						



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.13 The City Councilmeeting for this case is scheduled to be held on September 16, 2019.						
I.14 The Parks and Recreation Board Meeting for this case is scheduled to be held on September4, 2019.						
I.15 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.						
I.16 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.17 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.18 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						





**OWNER'S CERTIFICATE**

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

We, the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

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

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

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

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

Stone Creek Phase 10, Ltd.  
 a Texas limited partnership  
 By: Stone Creek Phase 10 GP Corporation,  
 a Texas corporation, its General Partner

John Arnold  
 Director

STATE OF TEXAS COUNTY OF DALLAS  
 Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

**LINE TABLE**

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2.	N 00°35'35" W	15.00'
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27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

**FINAL PLAT OF**

**STONE CREEK PHASE X**

TOTAL LOTS 119 TOTAL ACRES 36.428

OUT OF THE S. KING SURVEY, ABSTRACT NO. 131  
 W.T. DeWEESE SURVEY, ABSTRACT NO. 71  
 IN THE CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

**OWNER**  
 STONE CREEK PHASE 10, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945

**PREPARED BY**  
 CORWIN ENGINEERING, INC.  
 TBPLS #10031700  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

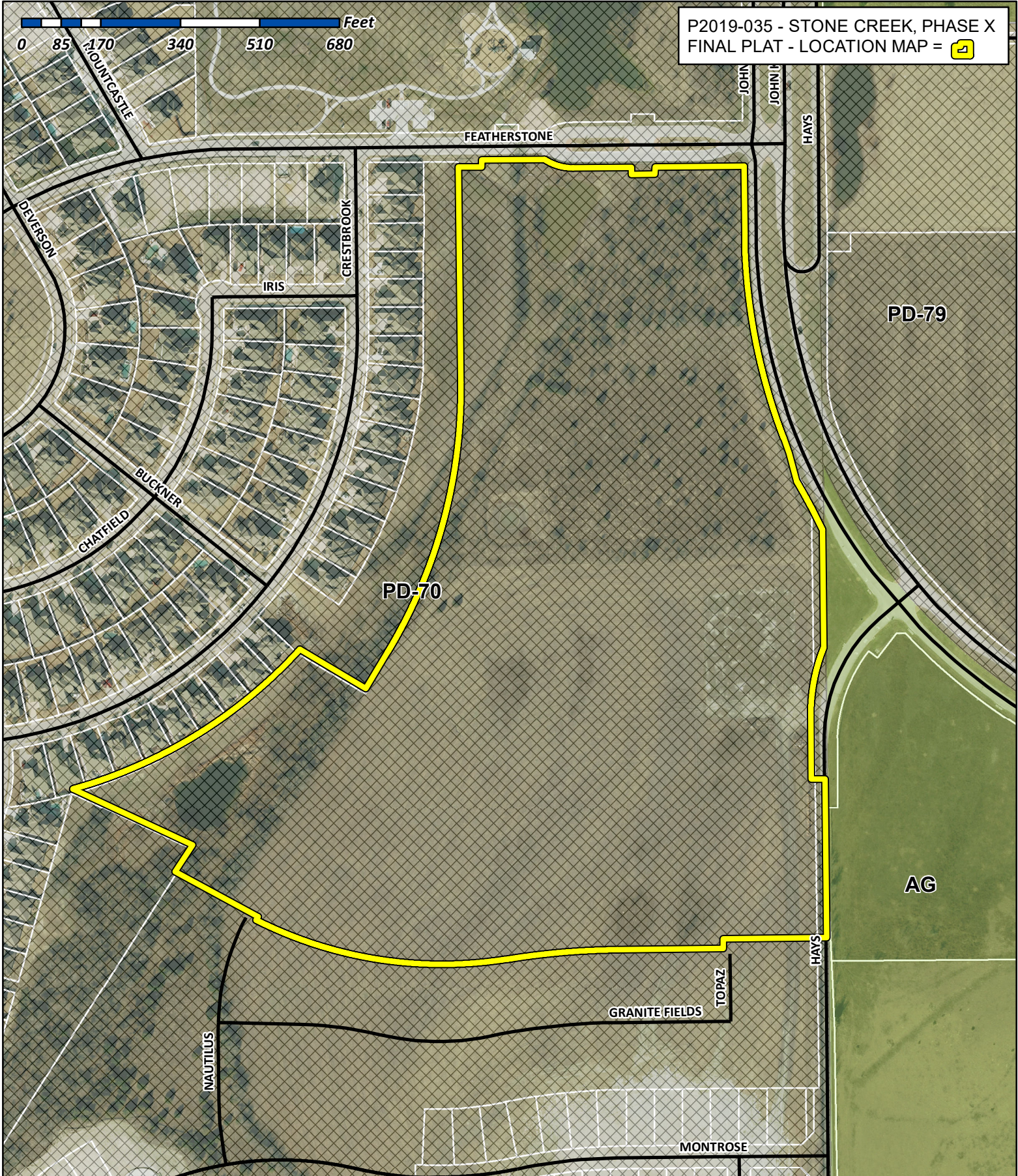
APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx SHEET 2 OF 3





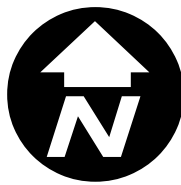




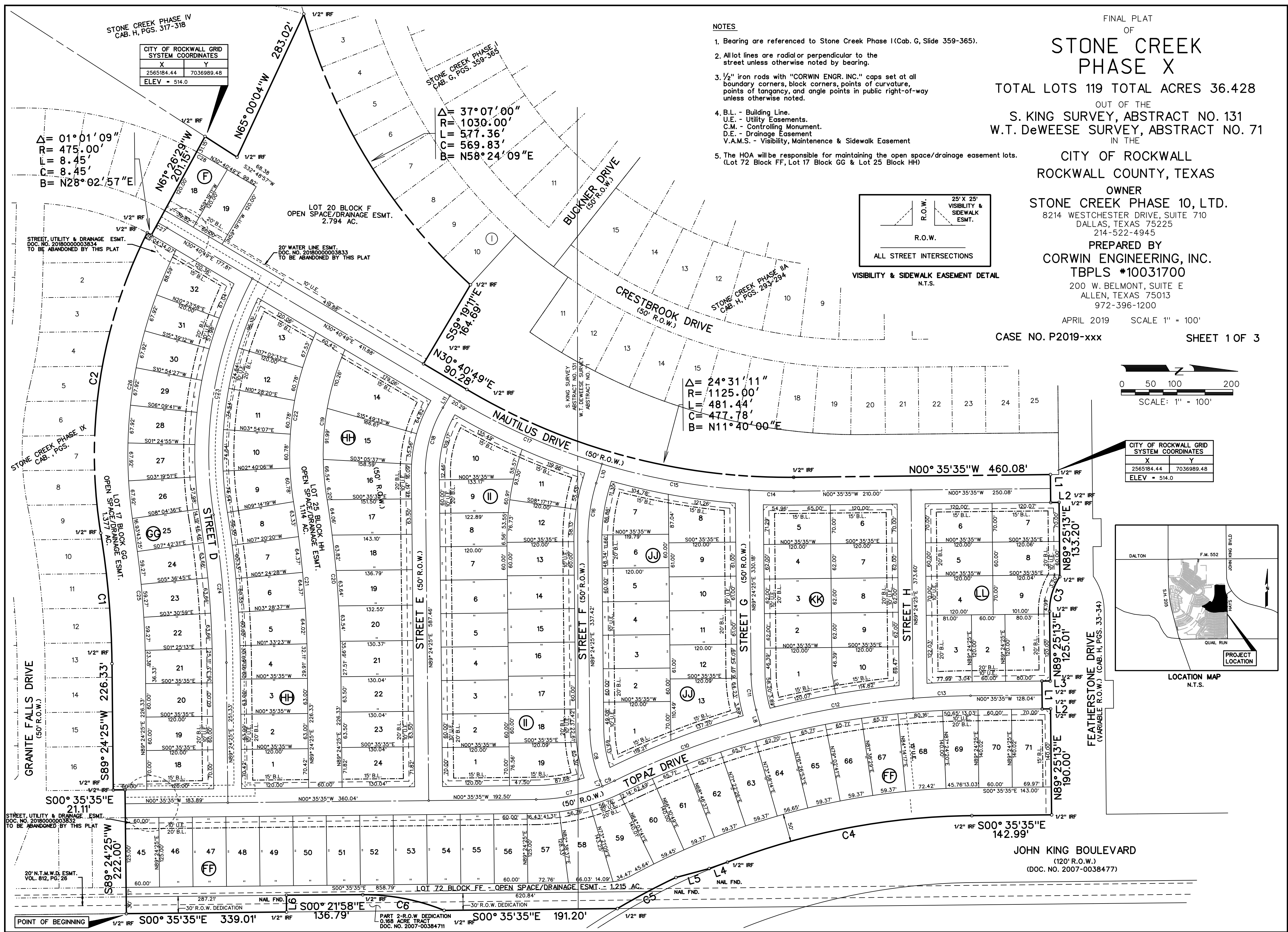
# City of Rockwall

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







**OWNER'S CERTIFICATE**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, 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. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

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

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

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

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

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

Stone Creek Phase 10, Ltd.  
 a Texas limited partnership  
 By: Stone Creek Phase 10 GP Corporation,  
 a Texas corporation, its General Partner

John Arnold  
 Director

STATE OF TEXAS  
 COUNTY OF DALLAS  
 Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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

Planning & Zoning Commission Date  
 APPROVED  
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
 This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.  
 WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	1100.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	119.77'	118.72'	S27°58'51"E
6.	22°31'28"	580.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'51"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.91'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
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