



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-038 P&Z DATE 10/13/20 CC DATE 10/19/20 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-038

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

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- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8

Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3162 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 Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Grey Stogner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct, and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the ____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to any public information."

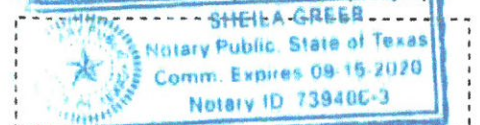
Given under my hand and seal of office on this the 30th day of February, 2020.

Owner's Signature

Grey Stogner

Notary Public in and for the State of Texas

Sheila Green



My Commission Expires

9-15-2020

Lot File: Z:\OFFICE\PROJECTS\2019\1910 - October 2019\19-10-30 STONE CREEK DRIVE\DWG\
CRD File: Z:\OFFICE\COORD\19-10-30 STONECREEK DR.crd

Lot: 8 , Block: A, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
105	N 00°56'17" W	278.272	7039162.894	2592704.384	0.000
104	N 89°10'05" E	249.457	7039441.129	2592699.829	278.272
100	N 00°49'55" W	193.030	7039444.750	2592949.260	527.729
101	N 89°10'05" E	259.830	7039637.760	2592946.457	720.759
110	N 00°49'55" W	54.370	7039641.532	2593206.260	980.589
109	N 89°10'05" E	150.000	7039695.897	2593205.470	1034.959
108	S 00°49'55" E	39.000	7039698.074	2593355.454	1184.959
107	N 89°10'05" E	191.170	7039659.079	2593356.021	1223.959
106	S 00°49'55" E	99.300	7039661.854	2593547.171	1415.129
S10			7039562.565	2593548.612	1514.429
Radius: 550.000 Length: 202.095 Chord: 200.960 Delta: 21°03'11"					
Chord BRG: S 09°41'40" W Rad-In: S 89°10'05" W Rad-Out: N 69°46'44" W					
Radius Pt: C10 7039554.578,2592998.670 Tangent: 102.200 Dir: Right					
Tangent-In: S 00°49'55" E Tangent-Out: S 20°13'16" W Tangential-In Tangential-Out					
S11	S 20°13'15" W	231.460	7039364.474	2593514.772	1716.524
S12			7039147.280	2593434.770	1947.984
Radius: 650.000 Length: 189.986 Chord: 189.310 Delta: 16°44'48"					
Chord BRG: N 82°33'52" W Rad-In: S 15°48'32" W Rad-Out: S 00°56'16" E					
Radius Pt: C11 7038521.866,2593257.690 Tangent: 95.675 Dir: Left					
Tangent-In: N 74°11'28" W Tangent-Out: S 89°03'44" W Non Tangential-In Tangential-In					
S13	S 89°03'43" W	542.740	7039171.779	2593247.052	2137.970
105			7039162.894	2592704.384	2680.710

Closure Error Distance> 0.00000
Total Distance> 2680.710
Area: 348751 Sq. Feet, 8.0062 Acres

Block A Total Area: 348751 Sq. Feet, 8.0062 Acres



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 checked="" 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]
✓ Treescape 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") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<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 checked="" 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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & 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 & 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 & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" 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 checked="" 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.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & 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 checked="" 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 & 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 checked="" 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 checked="" 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"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <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 checked="" 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 & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



RockwallPLL

Receipt#: 1603

Date: 9/21/2020

City of Rockwall
The New Horizon

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2020-038	PZPRELIMPL

Tender Type / Description	Amount
CHECK- CHECK	460.20
Sub Total:	460.20

Fees:

Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	460.20
Sub Total:	460.20

Total Amount Due: 460.20
Total Payment: 460.20



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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PROPERTY INFORMATION [PLEASE PRINT]

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Lot 8 Block A

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City, State & Zip The Woodlands, TX 77380

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E-Mail gstogner@crestviewcompanies.com

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NOTARY VERIFICATION [REQUIRED]

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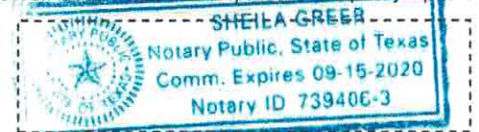
Given under my hand and seal of office on this the 30th day of February, 20 20.

Owner's Signature

Grey Stogner

Notary Public in and for the State of Texas

Sheila Greer

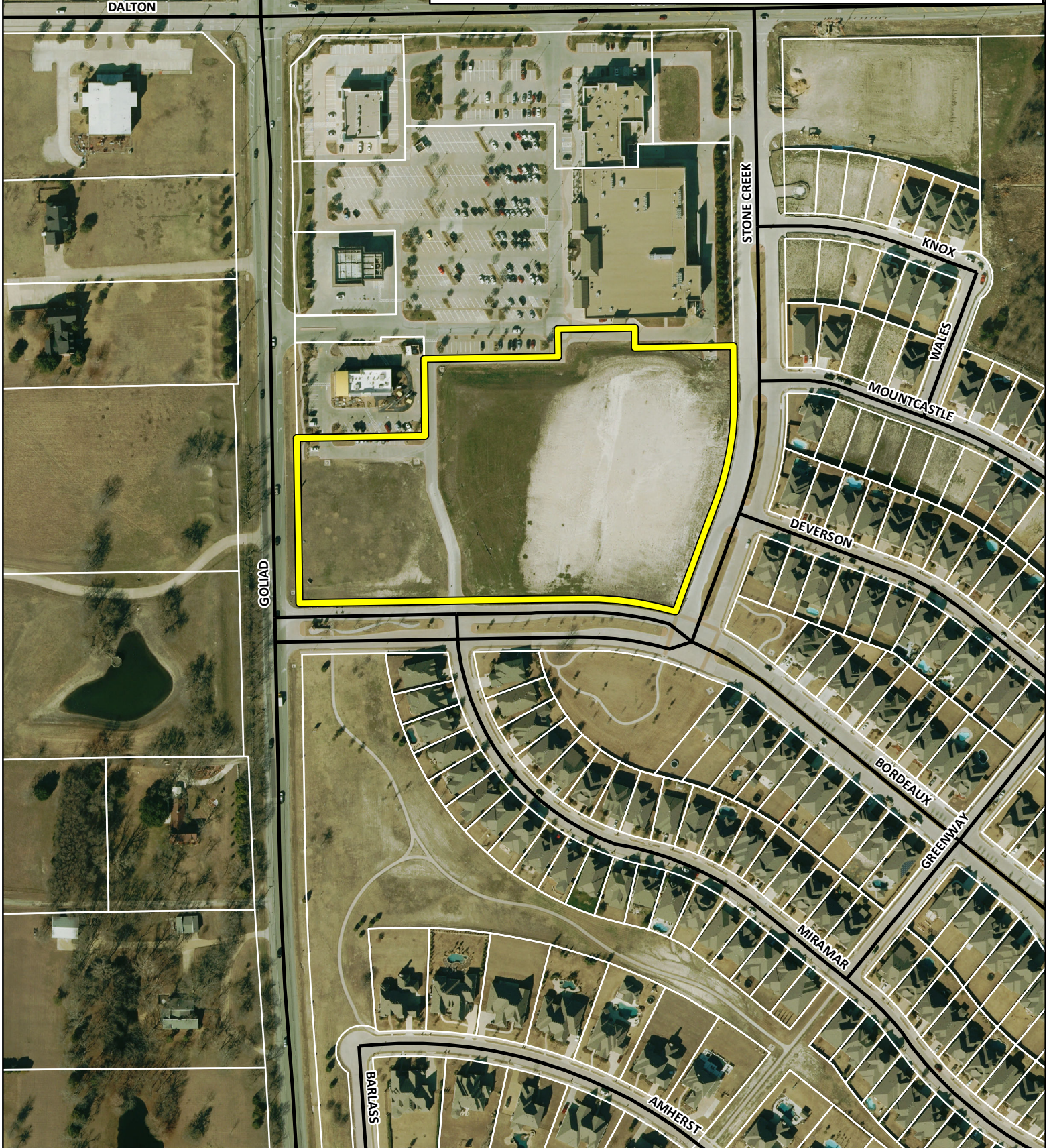


My Commission Expires

9-15-2020



P2020-038- LOTS 10 & 11, BLOCK A, STONE CREEK RETAIL ADDITION
REPLAT - LOCATION MAP =

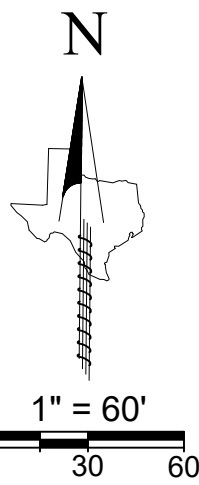


City of Rockwall

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

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





LEGEND

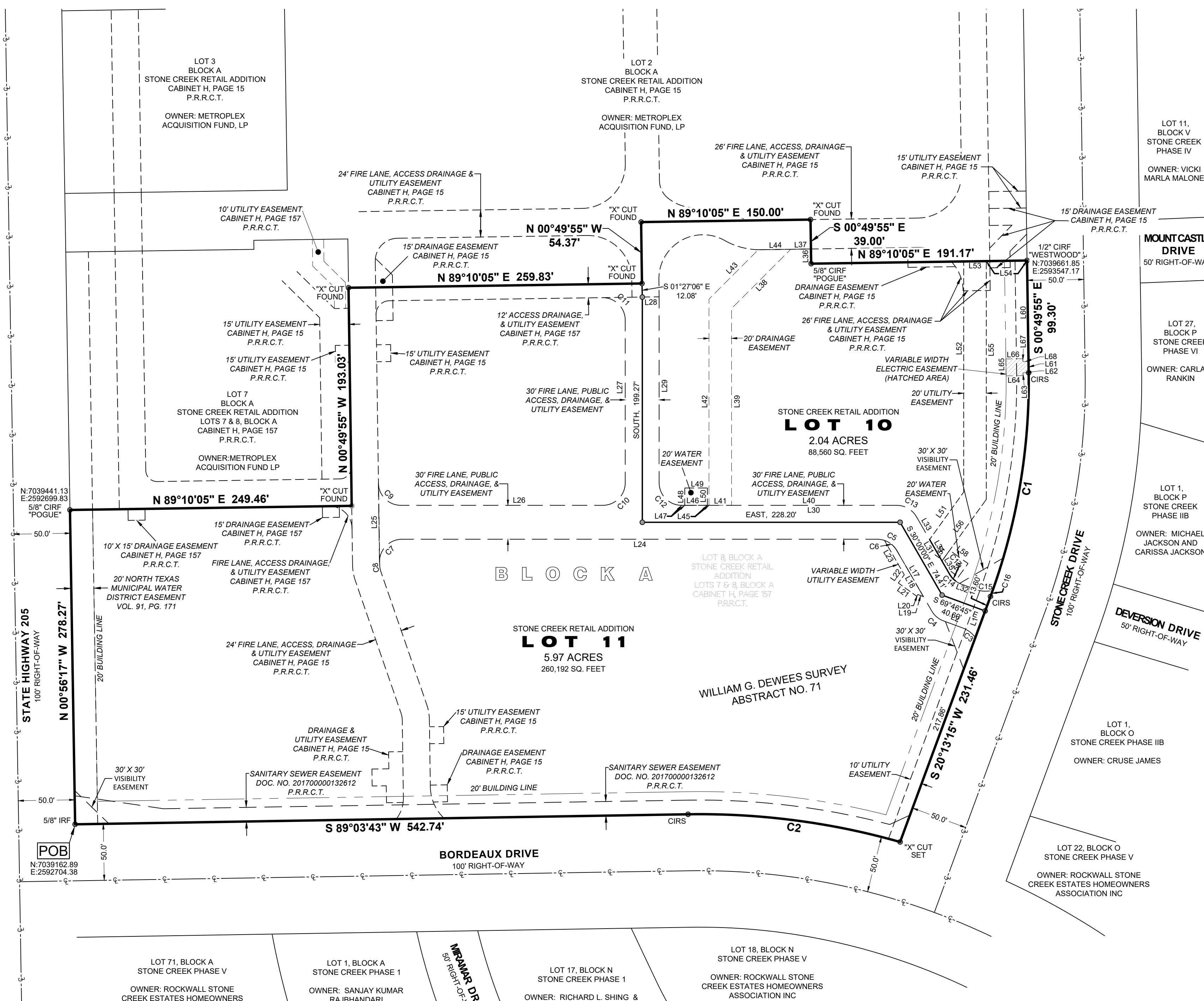
POB POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRFS = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 20°13'15" W	24.98'
L2	N 69°46'45" W	18.05'
L17	N 30°00'00" W	61.77'
L18	S 30°00'00" E	47.14'
L19	N 68°44'44" W	5.30'
L20	S 35°43'58" W	1.85'
L21	N 54°16'02" W	20.00'
L22	N 35°43'58" E	9.02'
L23	N 30°00'00" W	35.06'
L24	N 90°00'00" W	420.73'
L25	N 00°48'02" W	69.91'
L26	N 90°00'00" E	178.59'
L27	N 00°00'02" W	143.84'
L28	N 88°52'58" E	14.87'
L29	S 00°00'00" E	164.56'
L30	N 90°00'00" E	190.45'
L31	S 30°00'00" E	58.86'
L32	S 69°46'45" E	13.58'
L33	S 30°00'00" E	23.37'
L34	S 30°00'00" E	21.94'
L35	S 30°00'00" E	13.55'
L36	N 00°49'55" W	13.00'
L37	S 89°10'05" W	17.89'
L38	S 45°00'00" W	74.08'
L39	S 00°00'00" E	174.25'
L40	N 90°00'00" E	146.32'
L41	N 90°00'00" W	20.00'
L42	N 00°00'00" W	182.53'
L43	N 45°00'00" E	61.82'
L44	N 89°10'05" E	26.53'
L45	N 90°00'00" W	1.40'
L46	N 90°00'00" W	20.00'
L47	N 90°00'00" W	2.73'
L48	N 00°00'00" W	15.34'
L49	N 90°00'00" E	20.00'
L50	S 00°00'00" E	15.34'
L51	N 35°43'58" E	51.70'
L52	N 00°00'00" W	204.14'
L53	N 89°16'28" E	20.00'
L54	N 89°07'26" E	36.09'
L55	S 00°00'00" E	210.84'
L56	S 35°43'58" W	67.16'
L57	N 35°43'58" E	11.63'
L58	S 54°16'02" E	20.00'
L59	S 35°43'58" W	18.96'
L60	S 00°49'55" E	89.30'
L61	S 00°49'55" E	10.00'
L62	S 89°10'05" W	5.00'
L63	S 00°49'55" E	2.50'
L64	S 89°10'05" W	15.00'
L65	N 00°49'55" W	15.00'
L66	N 89°10'05" E	15.00'
L67	S 00°49'55" E	2.50'
L68	N 89°10'05" E	5.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	202.10'	550.00'	21°03'11"	S 09°41'40" W	200.96'
C2	189.99'	650.00'	16°44'48"	N 82°33'52" W	189.31'
C3	14.30'	25.00'	32°46'32"	N 53°23'29" W	14.11'
C4	13.89'	20.00'	39°46'45"	N 49°53'22" W	13.61'
C5	20.94'	20.00'	60°00'00"	N 60°00'00" W	20.00'
C6	14.46'	20.00'	41°25'02"	S 50°42'31" E	14.14'
C7	31.64'	20.00'	90°39'15"	S 44°40'23" W	28.45'
C8	8.63'	27.44'	18°01'35"	S 08°33'39" E	8.60'
C9	31.09'	20.00'	89°03'31"	S 45°28'14" E	28.05'
C10	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'
C11	31.73'	20.00'	90°53'29"	N 45°26'44" W	28.50'
C12	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C13	20.94'	20.00'	60°00'00"	S 60°00'00" E	20.00'
C14	13.89'	20.00'	39°46'45"	S 49°53'22" E	13.61'
C15	15.25'	25.00'	34°56'52"	S 87°15'11" E	15.01'
C16	5.91'	549.92'	0°36'55"	S 19°54'48" W	5.91'
C17	7.89'	20.00'	22°37'02"	S 41°18'31" E	7.84'

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: LIU JOHN Q AND CONNIE Q

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: JASON STEED & NATALIE MARIE STEED



**FINAL PLAT
 STONE CREEK RETAIL ADDITION
 LOTS 10 & 11, BLOCK A**

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

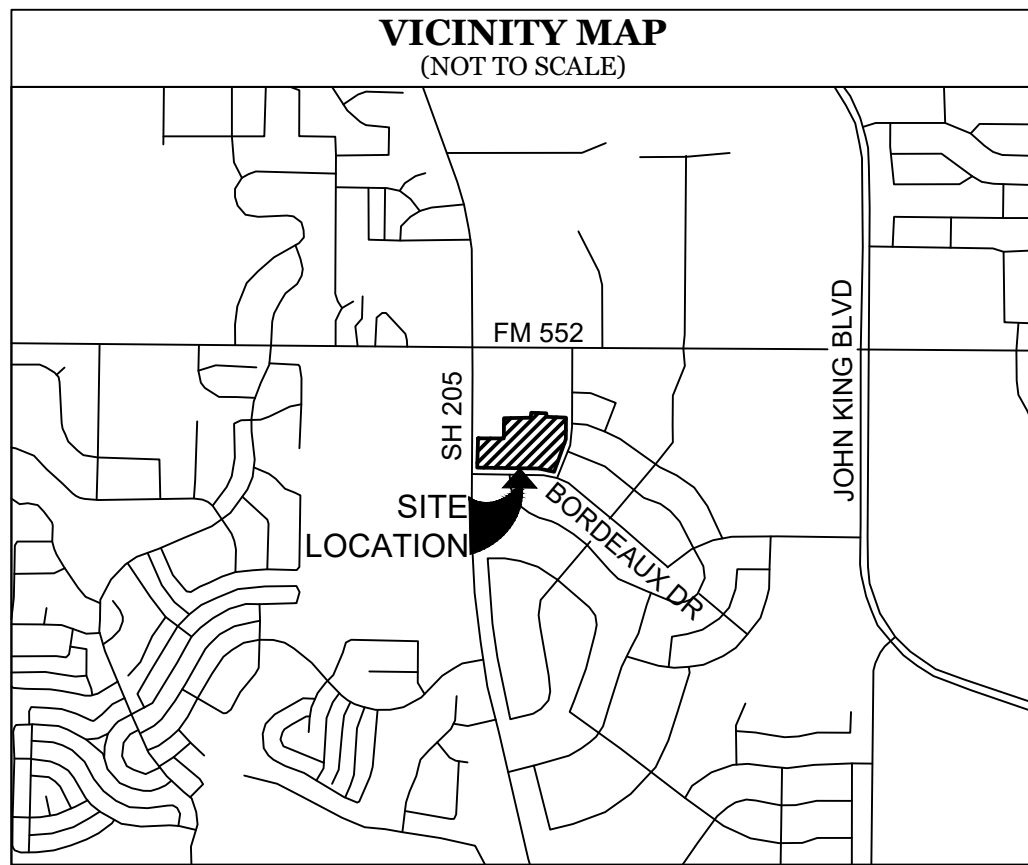
Project: 1910.030-03
 Date: 09/18/20
 Drafter: TAR/CF

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Crestview Real Estate**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 8;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

THENCE, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Crestview Real Estate**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a 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 **STONE CREEK RETAIL 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 purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 we may have as a result of the dedication of exactions made herein.

OWNER: Crestview Real Estate

BY: _____ Date
 Grey Stogner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Grey Stogner**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe _____ Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

Chairman _____ Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary, City of Rockwall

City Engineer _____

GENERAL NOTES

- 1.) The purpose of this plat is to split a single lot of record into two lots and dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Project	1910.030-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/18/20	
Drafter	TAR/CF	

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230

FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Lot File: Z:\OFFICE\PROJECTS\2019\1910 - October 2019\19-10-30 STONE CREEK DRIVE\DWG\
CRD File: Z:\OFFICE\COORD\19-10-30 STONECREEK DR.crd

PNT#	Bearing	Distance	Northing	Easting	Station
Lot: 8					
, Block: A, Type: LOT					
105	N 00°56'17" W	278.272	7039162.894	2592704.384	0.000
104	N 89°10'05" E	249.457	7039441.129	2592699.829	278.272
100	N 00°49'55" W	193.030	7039444.750	2592949.260	527.729
101	N 89°10'05" E	259.830	7039637.760	2592946.457	720.759
110	N 00°49'55" W	54.370	7039641.532	2593206.260	980.589
109	N 89°10'05" E	150.000	7039695.897	2593205.470	1034.959
108	S 00°49'55" E	39.000	7039698.074	2593355.454	1184.959
107	N 89°10'05" E	191.170	7039659.079	2593356.021	1223.959
106	S 00°49'55" E	99.300	7039661.854	2593547.171	1415.129
S10			7039562.565	2593548.612	1514.429
Radius: 550.000 Length: 202.095 Chord: 200.960 Delta: 21°03'11"					
Chord BRG: S 09°41'40" W Rad-In: S 89°10'05" W Rad-Out: N 69°46'44" W					
Radius Pt: C10 7039554.578,2592998.670 Tangent: 102.200 Dir: Right					
Tangent-In: S 00°49'55" E Tangent-Out: S 20°13'16" W Tangential-In Tangential-Out					
S11			7039364.474	2593514.772	1716.524
	S 20°13'15" W	231.460			
S12			7039147.280	2593434.770	1947.984
Radius: 650.000 Length: 189.986 Chord: 189.310 Delta: 16°44'48"					
Chord BRG: N 82°33'52" W Rad-In: S 15°48'32" W Rad-Out: S 00°56'16" E					
Radius Pt: C11 7038521.866,2593257.690 Tangent: 95.675 Dir: Left					
Tangent-In: N 74°11'28" W Tangent-Out: S 89°03'44" W Non Tangential-In Tangential-In					
S13			7039171.779	2593247.052	2137.970
	S 89°03'43" W	542.740			
105			7039162.894	2592704.384	2680.710

Closure Error Distance> 0.00000
Total Distance> 2680.710
Area: 348751 Sq. Feet, 8.0062 Acres

Block A Total Area: 348751 Sq. Feet, 8.0062 Acres



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: September 29, 2020
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: P2020-038; *Lots 10 & 11, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 10 & 11, Block A, Stone Creek Retail Addition being an eight (8) acre parcel of land identified as Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located north of the intersection of Stone Creek Drive and Bordeaux Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for an eight (8) acre parcel of land identified as Lot 8, Block A, Stone Creek Retail Addition for the purpose of creating two (2) lots (*i.e. Lots 10 & 11, Block A, Stone Creek Retail Addition*) to facilitate the construction of a daycare facility on Lot 10, Block A, Stone Creek Retail Addition.
- On April 2, 2007, the City Council approved Planned Development District 70 (PD-70) [*Ordinance No. 07-13; Case No. Z2007-006*], which created a master planned community that consisted of 23.44-acres of land designated for General Retail (GR) District land uses and 395.075-acres of land designated for Single-Family 10 (SF-10) District land uses. This is currently the location of the Stone Creek Subdivision. On January 5, 2009, the City Council adopted *Ordinance No. 09-01*, which approved a PD Development Plan for the 23.44-acre tract of land designated for General Retail (GR) District land uses. On June 9, 2020, the Planning and Zoning Commission approved a site plan [*i.e. Case Number SP2020-005*] for Primrose School located on the proposed Lot 10, Block A, Stone Creek Retail Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 10 & 11, Block A, Stone Creek Retail Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 9/24/2020

PROJECT NUMBER: P2020-038
PROJECT NAME: Lots 10 & 11, Block A, Stone Creek Retail Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 10 & 11, Block A, Stone Creek Retail Addition being an eight (8) acre parcel of land identified as Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located north of the intersection of Stone Creek Drive and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	09/24/2020	Approved w/ Comments

09/24/2020: P2020-038; Replat for Lots 10 & 11, Block A, Stone Creek Retail Addition
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 10 & 11, Block A, Stone Creek Retail Addition being an eight (8) acre parcel of land identified as Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located north of the intersection of Stone Creek Drive and Bordeaux Drive, and take any action necessary.

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 (P2020-038) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development 70 (PD-70), the North SH-205 Overlay (N. SH-205 OV), and the General Retail (GR) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat
Lots 10 & 11, Block A, Stone Creek Retail Addition
Being a Replat of Lot 8, Block A, Stone Creek Retail Addition
Lots 2 (Proposed)
Containing a Total of 8.01 Acres
Recorded in Cabinet H, Page 147, P.R.R.C.T.,

Situated in the William G. Dewees Survey, Abstract No. 71,
City of Rockwall, Rockwall County, Texas

M.8 Verify that all fire lane easements read Fire Lane, Public Access & Utility Easement. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.11 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.12 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 29, 2020.
- 2) City Council meeting will be held on October 5, 2020.

I.13 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/24/2020	Needs Review

09/24/2020: M - Must have the curve data for the fire lane at the northeast corner of the property.
M - Must have a 30'x30' ROW clip at the intersection of Bordeaux and 205 and Stone Creek Drive.
M - The numbers are difficult to readapt the fire lane entrance off Stone Creek Drive. You may need a "zoomed in" view.
M - add note, "8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/21/2020	Approved

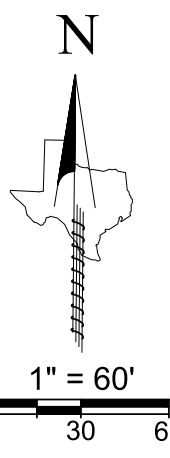
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/21/2020	Approved

09/21/2020: No comments

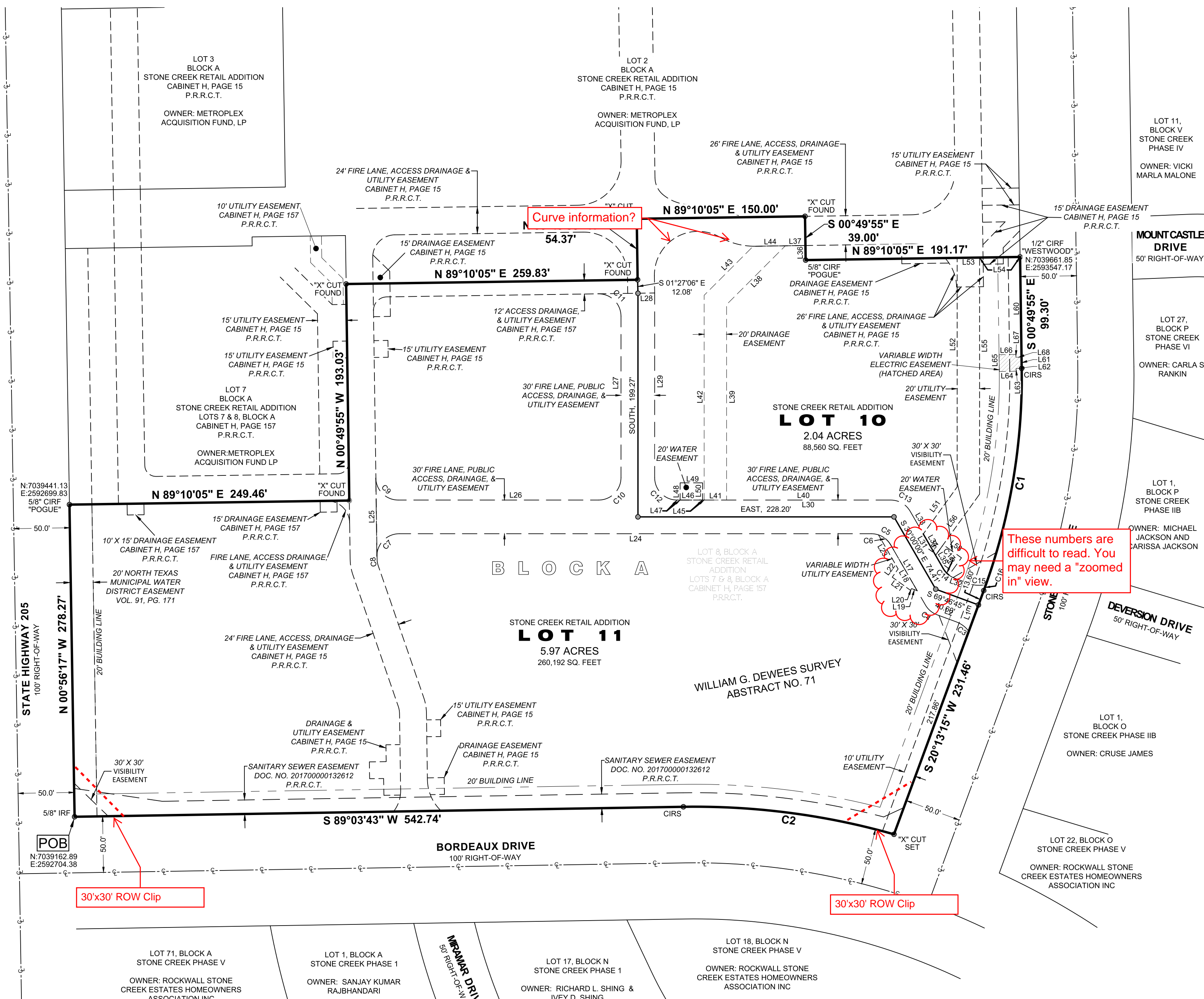


LEGEND

POB POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 20°13'15" W	24.98'
L2	N 69°46'45" W	18.05'
L17	N 30°00'00" W	61.77'
L18	S 30°00'00" E	47.14'
L19	N 68°44'44" W	5.30'
L20	S 35°43'58" W	1.85'
L21	N 54°16'02" W	20.00'
L22	N 35°43'58" E	9.02'
L23	N 30°00'00" W	35.06'
L24	N 90°00'00" W	420.73'
L25	N 00°48'02" W	69.91'
L26	N 90°00'00" W	178.59'
L27	N 00°00'02" W	143.84'
L28	N 88°52'58" E	14.87'
L29	S 00°00'00" E	164.56'
L30	N 90°00'00" E	190.45'
L31	S 30°00'00" E	58.86'
L32	S 69°46'45" E	13.58'
L33	S 30°00'00" E	23.37'
L34	S 30°00'00" E	21.94'
L35	S 30°00'00" E	13.55'
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L37	S 89°10'05" W	17.89'
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L47	N 90°00'00" W	2.73'
L48	N 00°00'00" W	15.34'
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C3	14.30'	25.00'	32°46'32"	N 53°23'29" W	14.11'
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C5	20.94'	20.00'	60°00'00"	N 60°00'00" W	20.00'
C6	14.46'	20.00'	41°25'02"	S 50°42'31" E	14.14'
C7	31.64'	20.00'	90°39'15"	S 44°40'23" W	28.45'
C8	8.63'	27.44'	18°01'35"	S 08°33'39" E	8.60'
C9	31.09'	20.00'	89°03'31"	S 45°28'14" E	28.05'
C10	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'
C11	31.73'	20.00'	90°53'29"	N 45°26'44" W	28.50'
C12	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C13	20.94'	20.00'	60°00'00"	S 60°00'00" E	20.00'
C14	13.89'	20.00'	39°46'45"	S 49°53'22" E	13.61'
C15	15.25'	25.00'	34°56'52"	S 87°15'11" E	15.01'
C16	5.91'	549.92'	0°36'55"	S 19°54'48" W	5.91'
C17	7.89'	20.00'	22°37'02"	S 41°18'31" E	7.84'



Curve information?

These numbers are difficult to read. You may need a "zoomed in" view.

30'x30' ROW Clip

30'x30' ROW Clip

FINAL PLAT
STONE CREEK RETAIL ADDITION
 LOTS 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

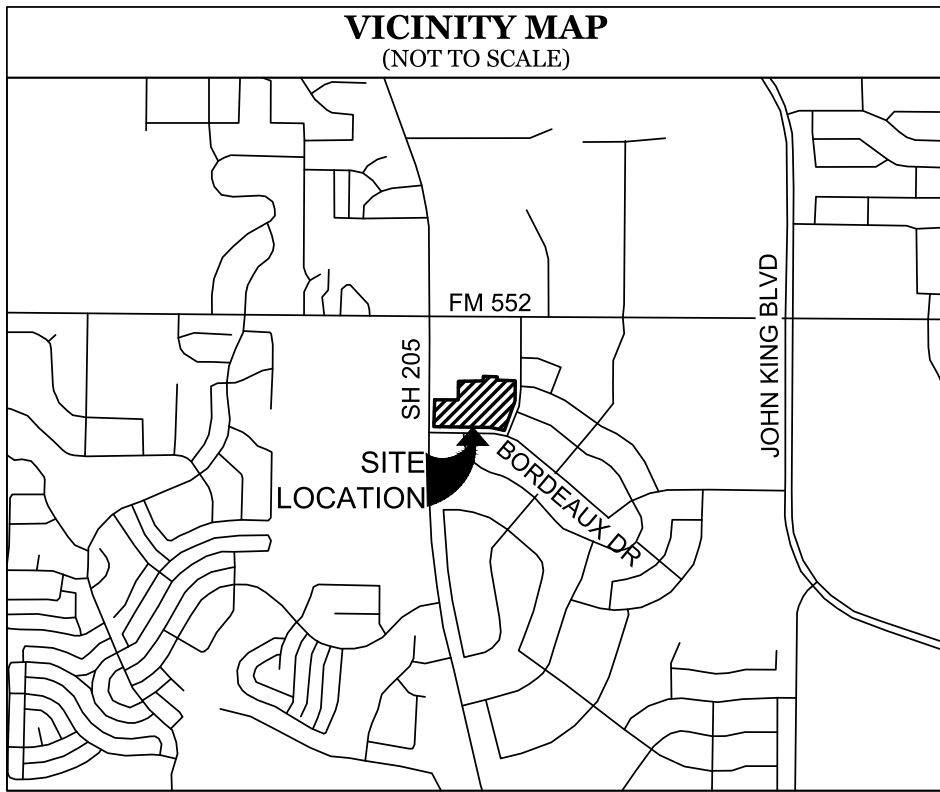
Project: 1910.030-03
 Date: 09/18/20
 Drafter: TAR/CF

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Crestview Real Estate**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 8;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

THENCE, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Crestview Real Estate**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a 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 **STONE CREEK RETAIL 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 purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.
 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 we may have as a result of the dedication of exactions made herein.

OWNER: Crestview Real Estate

BY: _____ Date _____
 Grey Stogner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Grey Stogner**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe _____ Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

Chairman _____ Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this _____ day of _____, 2020.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

GENERAL NOTES

- 1.) The purpose of this plat is to split a single lot of record into two lots and dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Project	1910.030-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/18/20	
Drafter	TAR/CF	

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OWNER
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 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230

FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8

Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

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 Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Grey Stogner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

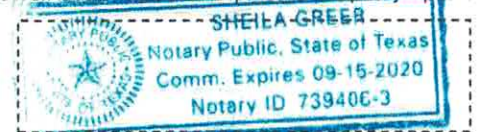
Given under my hand and seal of office on this the 30th day of February, 20 20.

Owner's Signature

Grey Stogner

Notary Public in and for the State of Texas

Sheila Greer

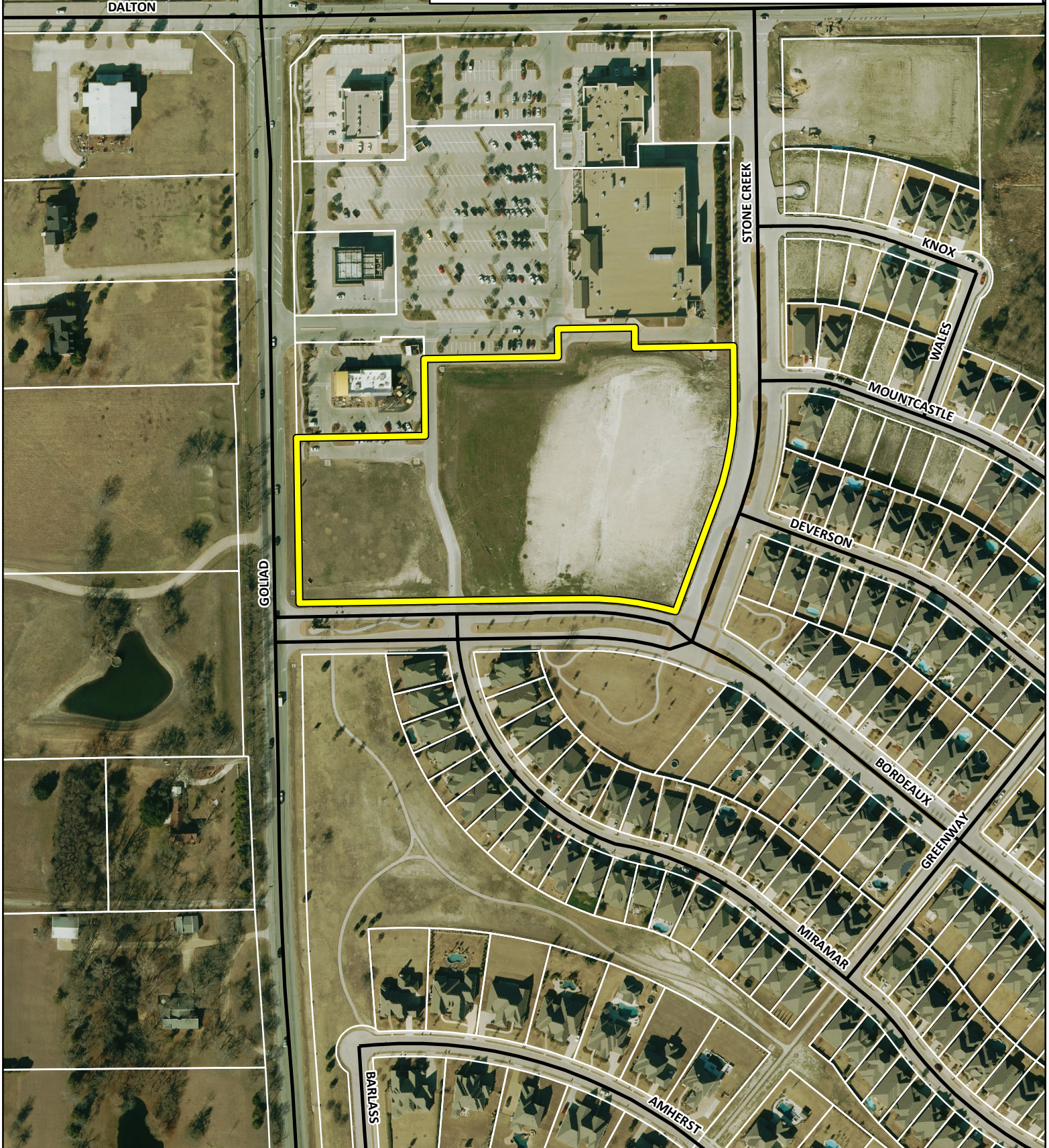


My Commission Expires

9-15-2020



P2020-038- LOTS 10 & 11, BLOCK A, STONE CREEK RETAIL ADDITION
REPLAT - LOCATION MAP =

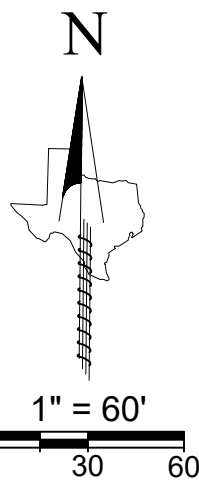


City of Rockwall

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

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





LEGEND

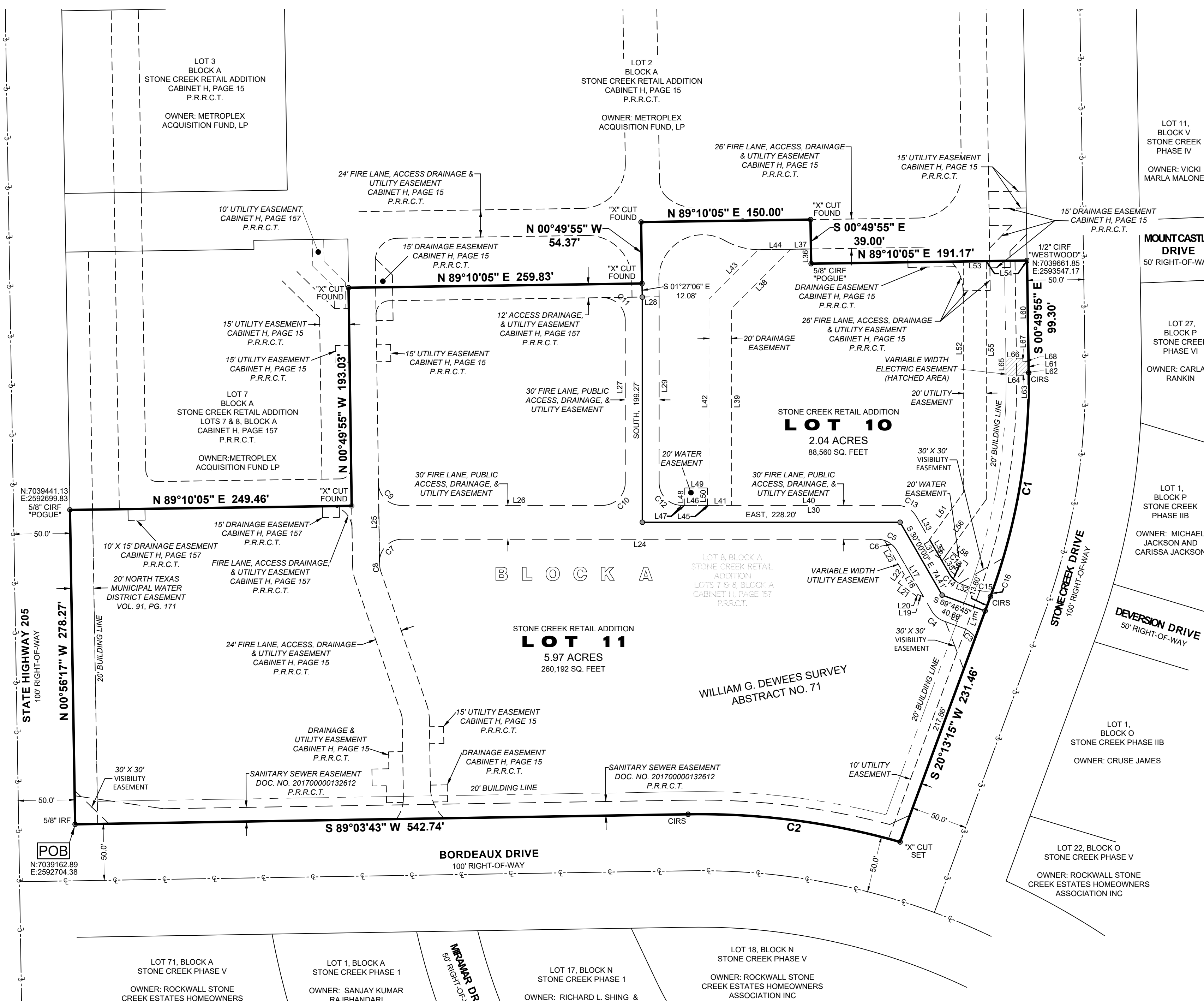
POB POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRFS = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

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C7	31.64'	20.00'	90°39'15"	S 44°40'23" W	28.45'
C8	8.63'	27.44'	18°01'35"	S 08°33'39" E	8.60'
C9	31.09'	20.00'	89°03'31"	S 45°28'14" E	28.05'
C10	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'
C11	31.73'	20.00'	90°53'29"	N 45°26'44" W	28.50'
C12	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C13	20.94'	20.00'	60°00'00"	S 60°00'00" E	20.00'
C14	13.89'	20.00'	39°46'45"	S 49°53'22" E	13.61'
C15	15.25'	25.00'	34°56'52"	S 87°15'11" E	15.01'
C16	5.91'	549.92'	0°36'55"	S 19°54'48" W	5.91'
C17	7.89'	20.00'	22°37'02"	S 41°18'31" E	7.84'

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: LIU JOHN Q AND CONNIE Q

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: JASON STEED & NATALIE MARIE STEED



**FINAL PLAT
 STONE CREEK RETAIL ADDITION
 LOTS 10 & 11, BLOCK A**

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

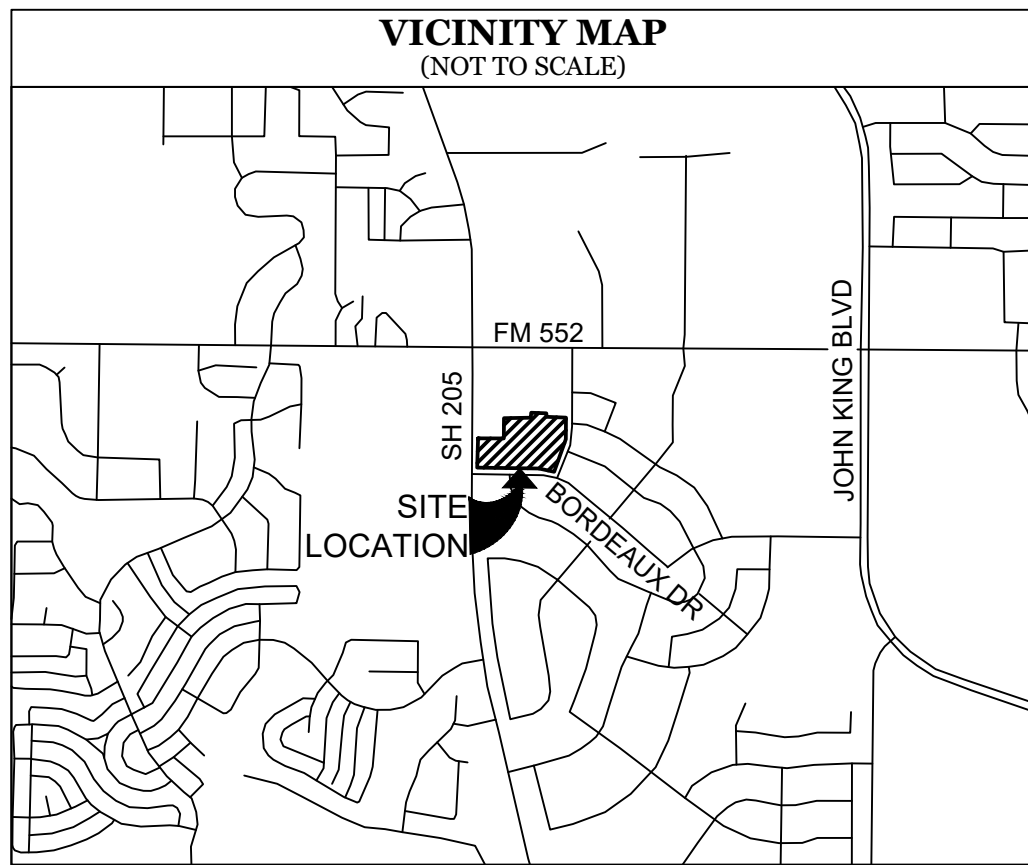
Project 1910.030-03
 Date 09/18/20
 Drafter TAR/CF

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Crestview Real Estate**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 8;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

THENCE, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Crestview Real Estate**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a 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 **STONE CREEK RETAIL 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 purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 we may have as a result of the dedication of exactions made herein.

OWNER: Crestview Real Estate

BY: _____
 Grey Stogner _____ Date

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Grey Stogner**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe _____ Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

Chairman _____ Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary, City of Rockwall

City Engineer _____

GENERAL NOTES

- 1.) The purpose of this plat is to split a single lot of record into two lots and dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Project	1910.030-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/18/20	
Drafter	TAR/CF	

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230

FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Lot File: Z:\OFFICE\PROJECTS\2019\1910 - October 2019\19-10-30 STONE CREEK DRIVE\DWG\
CRD File: Z:\OFFICE\COORD\19-10-30 STONECREEK DR.crd

Lot: 8 , Block: A, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
105	N 00°56'17" W	278.272	7039162.894	2592704.384	0.000
104	N 89°10'05" E	249.457	7039441.129	2592699.829	278.272
100	N 00°49'55" W	193.030	7039444.750	2592949.260	527.729
101	N 89°10'05" E	259.830	7039637.760	2592946.457	720.759
110	N 00°49'55" W	54.370	7039641.532	2593206.260	980.589
109	N 89°10'05" E	150.000	7039695.897	2593205.470	1034.959
108	S 00°49'55" E	39.000	7039698.074	2593355.454	1184.959
107	N 89°10'05" E	191.170	7039659.079	2593356.021	1223.959
106	S 00°49'55" E	99.300	7039661.854	2593547.171	1415.129
S10			7039562.565	2593548.612	1514.429
Radius: 550.000 Length: 202.095 Chord: 200.960 Delta: 21°03'11"					
Chord BRG: S 09°41'40" W Rad-In: S 89°10'05" W Rad-Out: N 69°46'44" W					
Radius Pt: C10 7039554.578,2592998.670 Tangent: 102.200 Dir: Right					
Tangent-In: S 00°49'55" E Tangent-Out: S 20°13'16" W Tangential-In Tangential-Out					
S11			7039364.474	2593514.772	1716.524
	S 20°13'15" W	231.460			
S12			7039147.280	2593434.770	1947.984
Radius: 650.000 Length: 189.986 Chord: 189.310 Delta: 16°44'48"					
Chord BRG: N 82°33'52" W Rad-In: S 15°48'32" W Rad-Out: S 00°56'16" E					
Radius Pt: C11 7038521.866,2593257.690 Tangent: 95.675 Dir: Left					
Tangent-In: N 74°11'28" W Tangent-Out: S 89°03'44" W Non Tangential-In Tangential-In					
S13			7039171.779	2593247.052	2137.970
	S 89°03'43" W	542.740			
105			7039162.894	2592704.384	2680.710

Closure Error Distance> 0.00000
Total Distance> 2680.710
Area: 348751 Sq. Feet, 8.0062 Acres

Block A Total Area: 348751 Sq. Feet, 8.0062 Acres

Lee, Henry

From: Lee, Henry
Sent: Friday, September 25, 2020 10:44 AM
To: 'clay@claymooreeng.com'
Subject: P2020-038 Staff Comments
Attachments: Project Comments (09.24.2020).pdf

Good Morning,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person on Tuesday, September 29, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,



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

Lee, Henry

From: Clay Cristy <clay@claymooreeng.com>
Sent: Wednesday, September 30, 2020 2:16 PM
To: Lee, Henry; Johnston, Sarah
Subject: RE: P2020-038 Staff Comments
Attachments: 1910.030-03 (5th Sub) Stone Creek Retail 2020-09-28.pdf

Henry/Sarah – Please see the attached plat. Henry – the only thing we had for you was that the existing easements don't have the word public on them because they are already filed. All our new easements should state it as public access.

Sarah – the only thing in question on your comments was the curve data on the easements. We have labeled all curves that are proposed on our site. There are a few of the curves that are existing that are shown. Typically with plats, we do not label the curve data on the existing easements, but rather call out the recording information which we have. Please let me know if this is a problem and I will work it out with the surveyor.

Clay

Clay Cristy, PE(TX, NM)
1903 Central Drive
Suite #406
Bedford, Texas 76021
Direct: 817.458.8997

Website: www.claymooreeng.com
Clay@ClayMooreeng.com



From: Lee, Henry
Sent: Friday, September 25, 2020 10:44 AM
To: Clay Cristy
Subject: P2020-038 Staff Comments

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385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Johnston, Sarah
Sent: Friday, October 2, 2020 11:29 AM
To: Lee, Henry
Subject: FW: P2020-038 Staff Comments
Attachments: 1910.030-03 (5th Sub) Stone Creek Retail 2020-09-28.pdf

These revisions are approved. I don't know if you needed anything else from him.

Thank you,
Sarah Johnston

Sarah Johnston, E.I.T.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Clay Cristy [mailto:clay@claymooreeng.com]
Sent: Wednesday, September 30, 2020 2:16 PM
To: Lee, Henry ; Johnston, Sarah
Subject: RE: P2020-038 Staff Comments

Henry/Sarah – Please see the attached plat. Henry – the only thing we had for you was that the existing easements don't have the word public on them because they are already filed. All our new easements should state it as public access.

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Clay

CLAY CRISTY, PE(TX, NM)
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TEXAS 76021
DIRECT: 817.458.8997

WEBSITE: WWW.CLAYMOOREENG.COM
CLAY@CLAYMOOREENG.COM



From: Lee, Henry <HLee@rockwall.com>
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To: Clay Cristy <clay@claymooreeng.com>
Subject: P2020-038 Staff Comments

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Do not hesitate to contact me should you have any questions.

Thank you,



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385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Lee, Henry
Sent: Thursday, October 8, 2020 1:44 PM
To: 'clay@claymooreeng.com'
Subject: P2020-038 Approval Letter
Attachments: Approval Letter (10.06.2020).pdf; Filing Guidelines.pdf

Good Afternoon,

Thank you for the addressing staff comments. The mylar copies can be submitted for filing. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2020. Should the plat be filed after August 31, 2020, a *Tax Receipt* indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Planning and Zoning Commissioner, Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts [if applicable], & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Thank you,



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

Lee, Henry

From: Clay Cristy <clay@claymooreeng.com>
Sent: Thursday, October 8, 2020 8:31 AM
To: Lee, Henry; Johnston, Sarah
Cc: Gonzales, David
Subject: RE: P2020-038 Staff Comments
Attachments: 1910.030-03 (5th Sub) Stone Creek Retail 2020-09-28.pdf

Henry/Sarah – wanted to follow up regarding my email below on the plat resubmittal. I know that our plat was approved at CC, but wanted to see if the revisions were acceptable that we sent back over. Please let us know if you have any additional question/comments. We would like to try and get this one filed. Thanks.

Clay

Clay Cristy, PE(TX, NM)
1903 Central Drive
Suite #406
Bedford, Texas 76021
Direct: 817.458.8997

Website: www.claymooreeng.com
Clay@ClayMooreeng.com



From: Clay Cristy
Sent: Wednesday, September 30, 2020 2:16 PM
To: 'Lee, Henry' ; 'Johnston, Sarah'
Subject: RE: P2020-038 Staff Comments

Henry/Sarah – Please see the attached plat. Henry – the only thing we had for you was that the existing easements don't have the word public on them because they are already filed. All our new easements should state it as public access.

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Clay

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1903 Central Drive
Suite #406
Bedford, Texas 76021

Direct: 817.458.8997



Website: www.claymooreeng.com

Clay@ClayMooreeng.com



From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, September 25, 2020 10:44 AM
To: Clay Cristy <clay@claymooreeng.com>
Subject: P2020-038 Staff Comments

Good Morning,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person on Tuesday, September 29, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,



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

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DATE: 10/06/2020

TO: Clay Cristy
1903 Central Drive
Bedford, TX 75021

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2020-038; *Stone Creek Retail Addition (Replat)*

Clay Cristy:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 10/05/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

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

City Council

On October 5, 2020, the City Council approved a motion to approve the plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a white background.

Henry Lee
Planner