



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-027 P&Z DATE 06/15/21 CC DATE 06/21/21 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 checked="" type="checkbox"/> PRELIMINARY PLAT
<input 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. P2021-027

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 TBD

SUBDIVISION ABS 0080, WW Ford Survey LOT Tract 17-5 BLOCK TBD

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

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

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

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

<input type="checkbox"/> OWNER <u>Rockwall 205 Investors LLC</u>	<input checked="" type="checkbox"/> APPLICANT <u>The Dimension Group</u>
CONTACT PERSON <u>Russell Phillips</u>	CONTACT PERSON <u>Keaton Mai</u>
ADDRESS <u>1 Candlelite Trail</u>	ADDRESS <u>10755 Sandhill Rd</u>
CITY, STATE & ZIP <u>Heath, TX 75032</u>	CITY, STATE & ZIP <u>Dallas, TX 75238</u>
PHONE <u>469-446-7734</u>	PHONE <u>214-600-1152</u>
E-MAIL <u>rphil404@aol.com</u>	E-MAIL <u>kmai@dimensiongroup.com</u>

NOTARY VERIFICATION [REQUIRED]

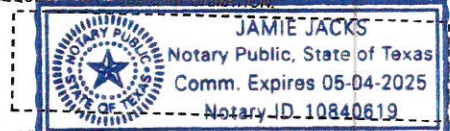
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Phillips [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 717.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE MAY 14 DAY OF 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
- MINOR/AMENDING PLAT.
- MASTER PLAT.
- PRELIMINARY PLAT.
- FINAL PLAT.
- REPLAT.
- VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

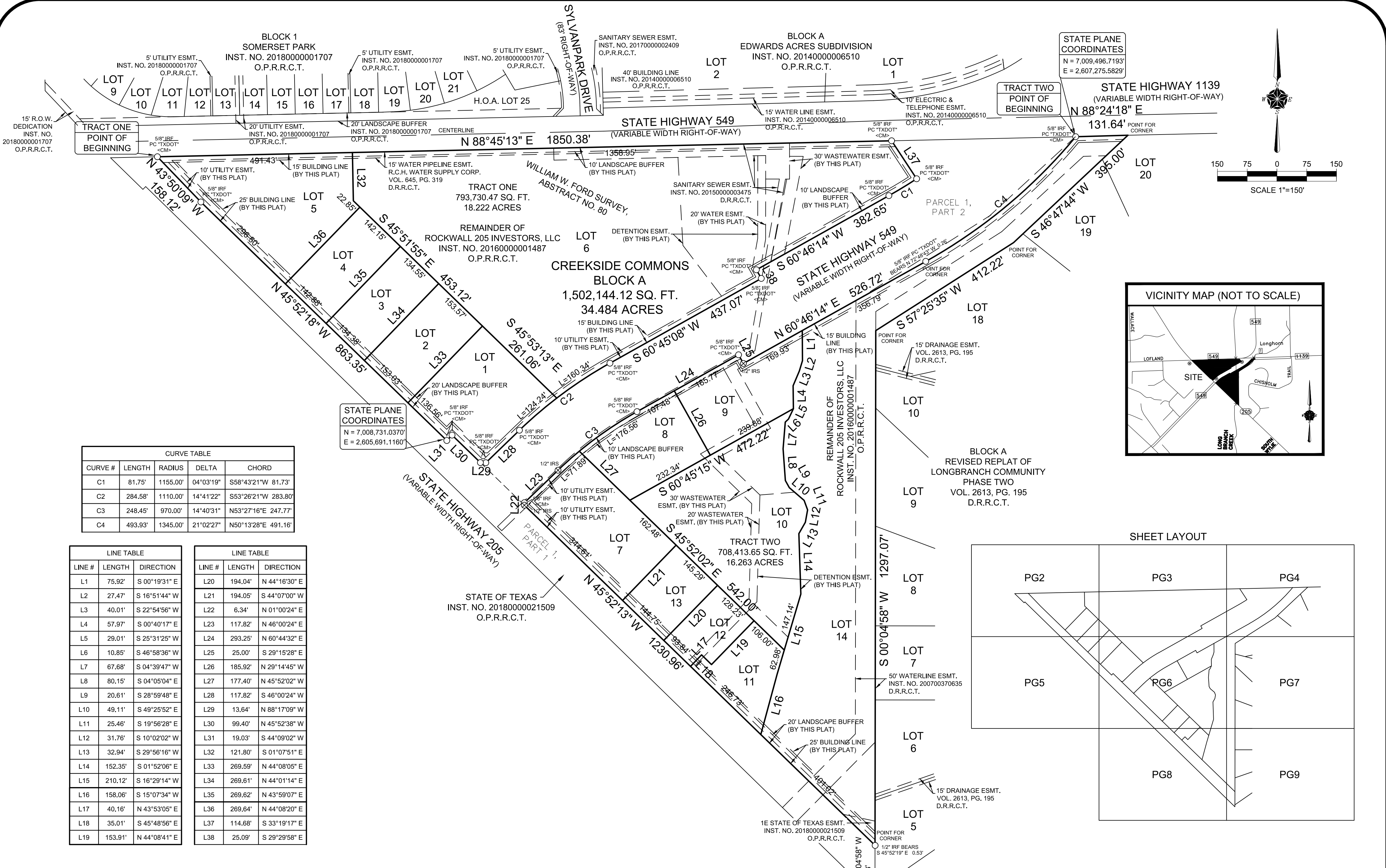
Review Date:

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

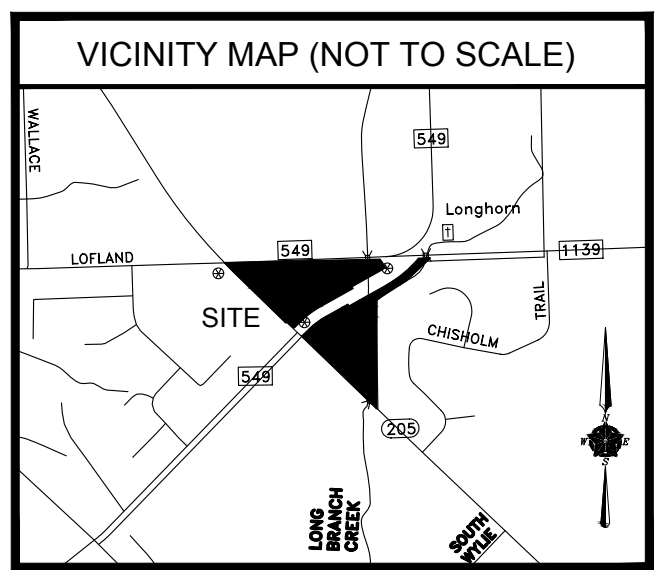
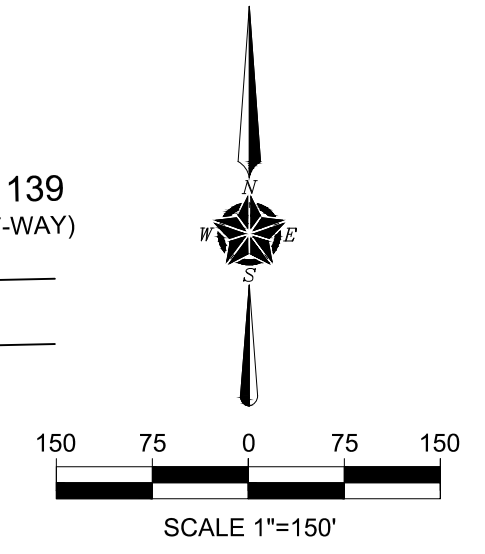
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 [Final Plat, Preliminary Plat & Master Plat]	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" 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.



STATE PLANE COORDINATES
 N = 7,009,496.7193'
 E = 2,607,275.5829'



CURVE TABLE

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	40.16'	N 43°53'05" E
L18	35.01'	S 45°48'56" E
L19	153.91'	N 44°08'41" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L20	194.04'	N 44°16'30" E
L21	194.05'	S 44°07'00" W
L22	6.34'	N 01°00'24" E
L23	117.82'	N 46°00'24" E
L24	293.25'	N 60°44'32" E
L25	25.00'	S 29°15'28" E
L26	185.92'	N 29°14'45" W
L27	177.40'	N 45°52'02" W
L28	117.82'	S 46°00'24" W
L29	13.64'	N 88°17'09" W
L30	99.40'	N 45°52'38" W
L31	19.03'	S 44°09'02" W
L32	121.80'	S 01°07'51" E
L33	269.59'	N 44°08'05" E
L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

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

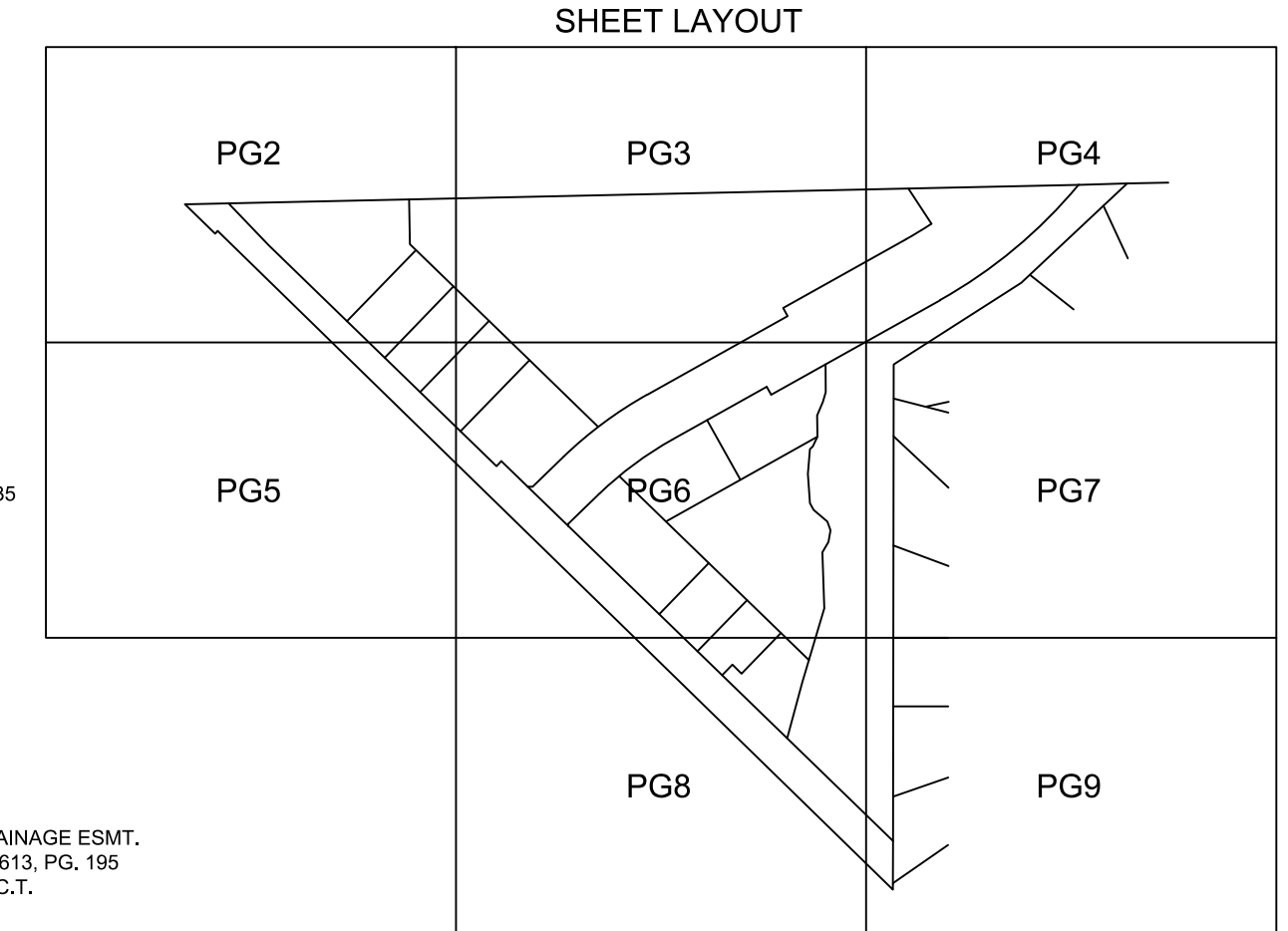
ENGINEER
 THE DIMENSION GROUP
 10755 SANDILL ROAD
 DALLAS, TEXAS 75238
 attn: KEATON MAI

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



TEXAS HERITAGE SURVEYING, LLC

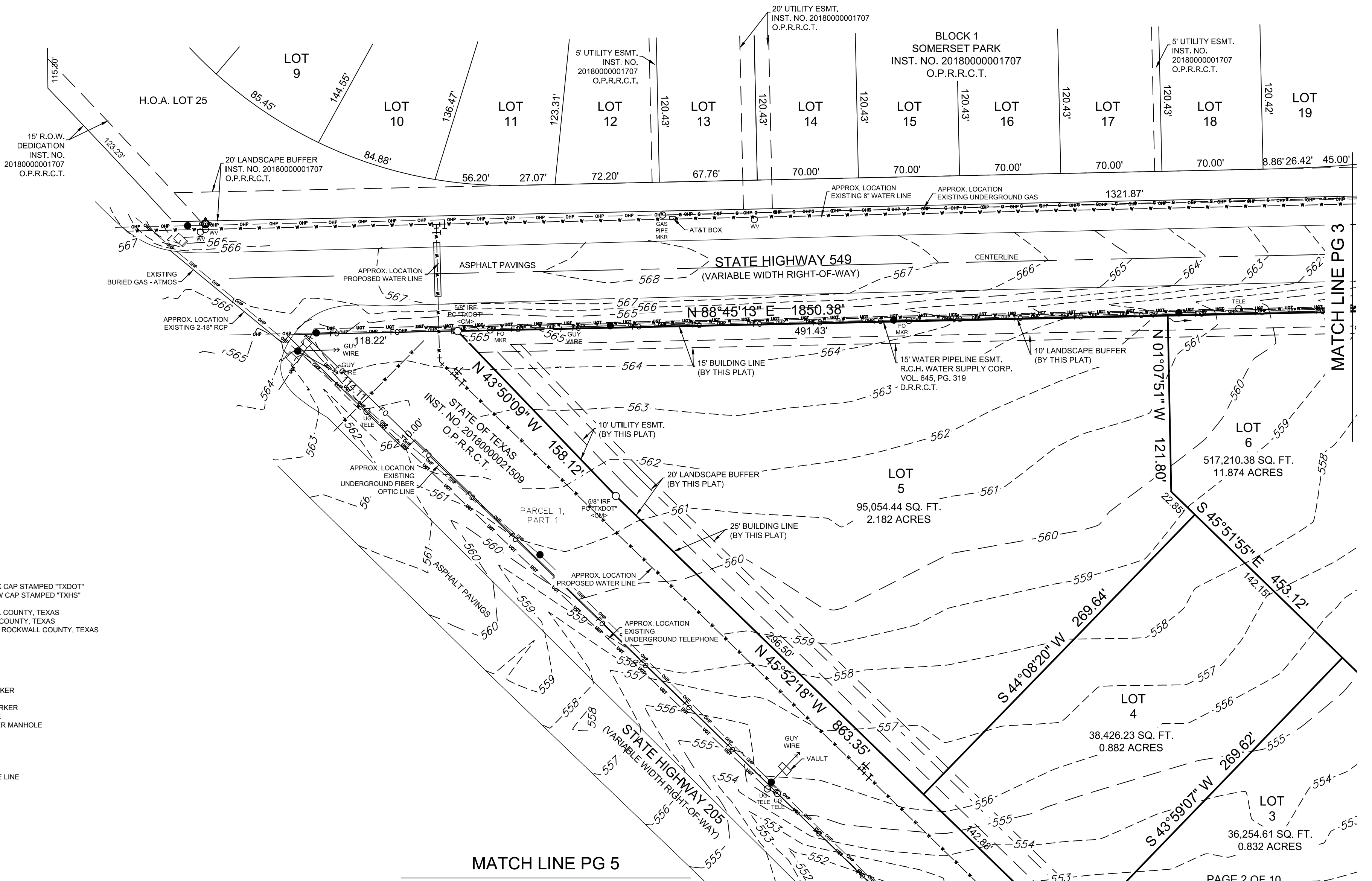
10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300



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



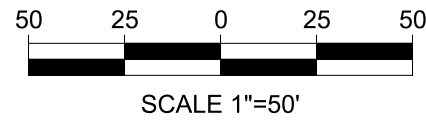
50 25 0 25 50
SCALE 1"=50'



- LEGEND:
- IRF IRON ROD FOUND
 - PC 'TXDOT' IRON ROD FOUND WITH PINK CAP STAMPED 'TXDOT'
 - IRS IRON ROD SET WITH YELLOW CAP STAMPED 'TXHS'
 - <CM> CONTROLLING MONUMENT
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - ESMT. EASEMENT
 - HW WATER VALVE
 - GV GAS VALVE
 - FO MKR FIBER OPTIC MARKER
 - UGC MKR UNDERGROUND CABLE MARKER
 - TELE TELEPHONE PEDESTAL
 - CPM CATHODIC PROTECTION MARKER
 - SAN. SEW. SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - POWER POLE POWER POLE
 - FIRE HYDRANT FIRE HYDRANT
 - GAS METER GAS METER
 - GUARD RAIL GUARD RAIL
 - OHP OVERHEAD POWER LINE
 - UGT UNDERGROUND TELEPHONE LINE
 - FO FIBER OPTIC LINE
 - SS SANITARY SEWER LINE
 - UG UNDERGROUND GAS LINE
 - CONCRETE PAVING CONCRETE PAVING

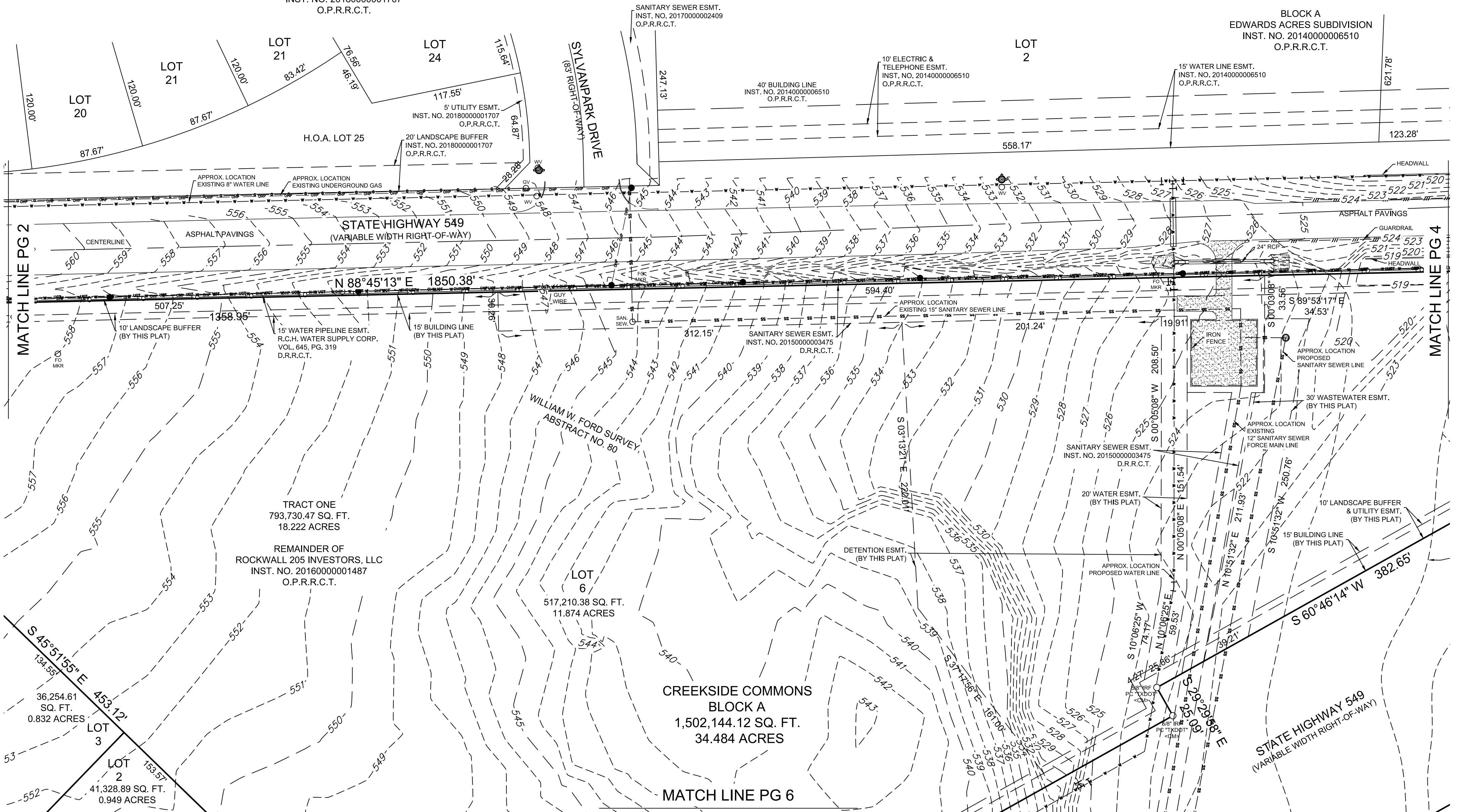
MATCH LINE PG 5

MATCH LINE PG 3



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

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

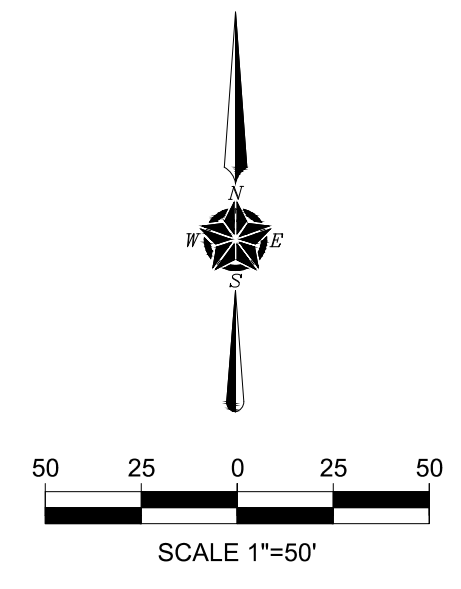


MATCH LINE PG 2

MATCH LINE PG 4

MATCH LINE PG 6

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



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

LOT 1

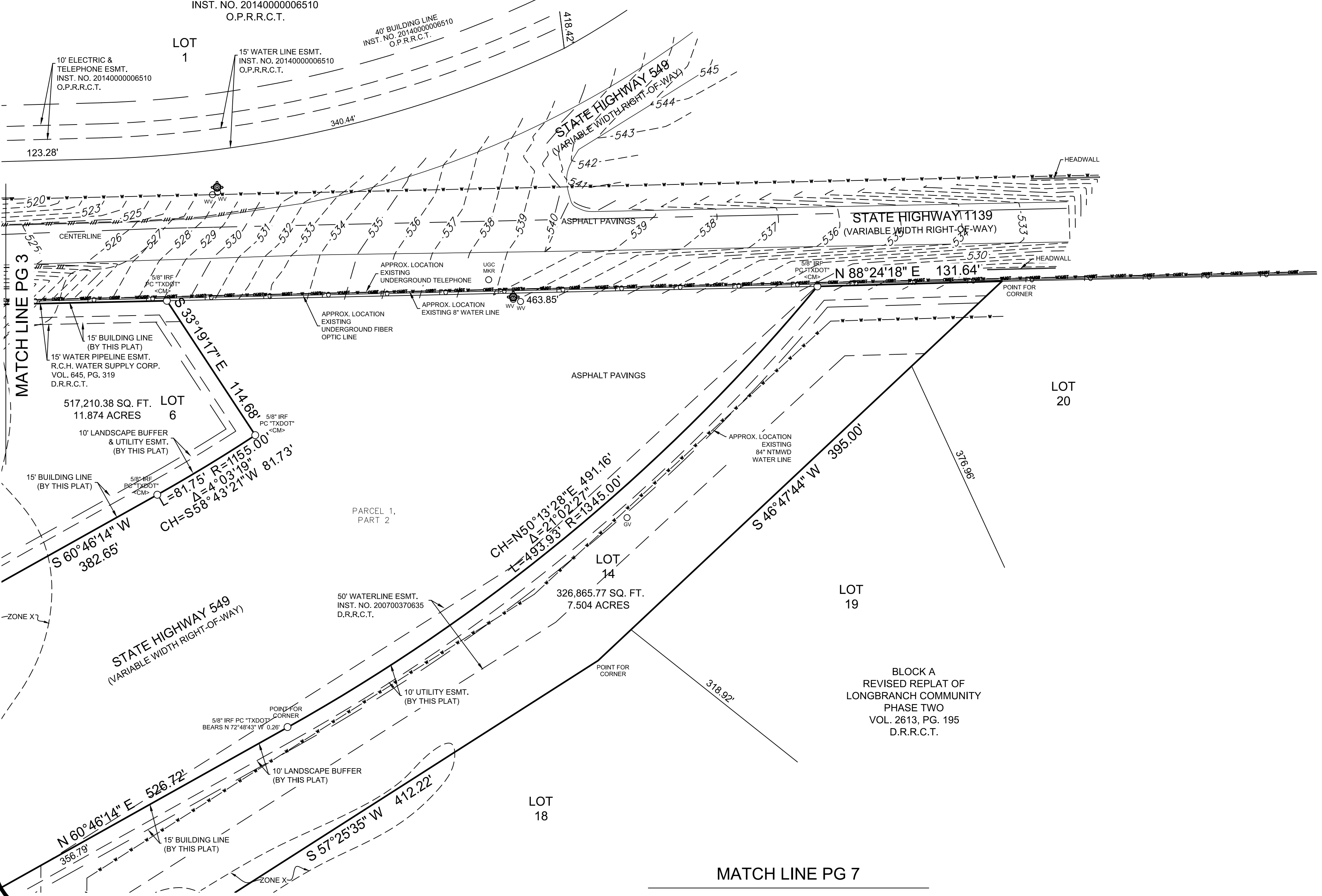
10' ELECTRIC & TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

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

40' BUILDING LINE
INST. NO. 2014000006510
O.P.R.R.C.T.

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

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

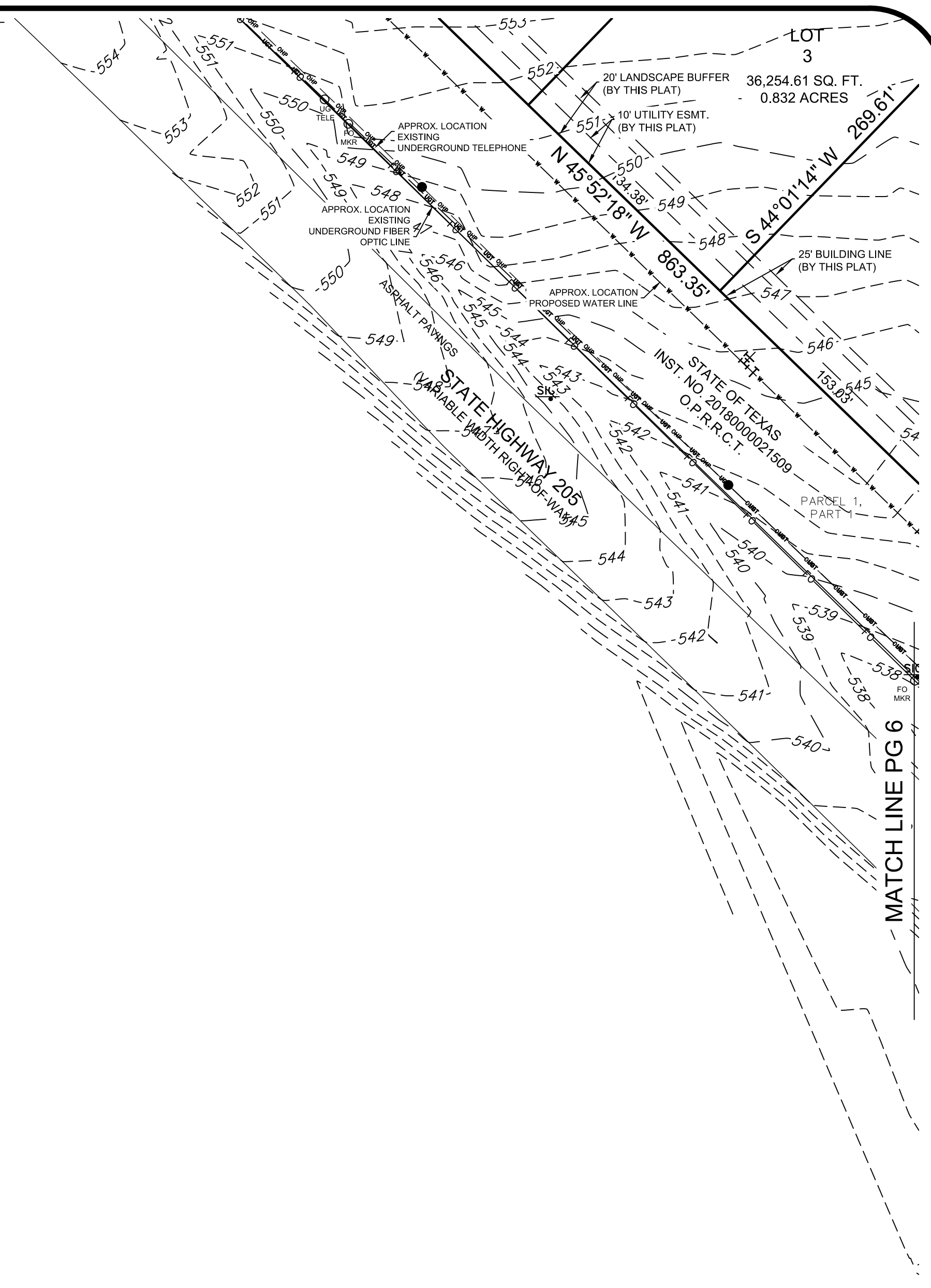


MATCH LINE PG 3

MATCH LINE PG 7

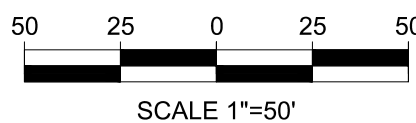
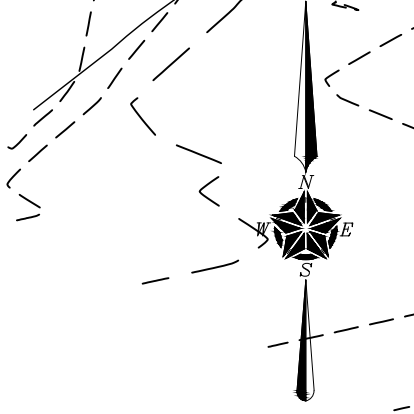
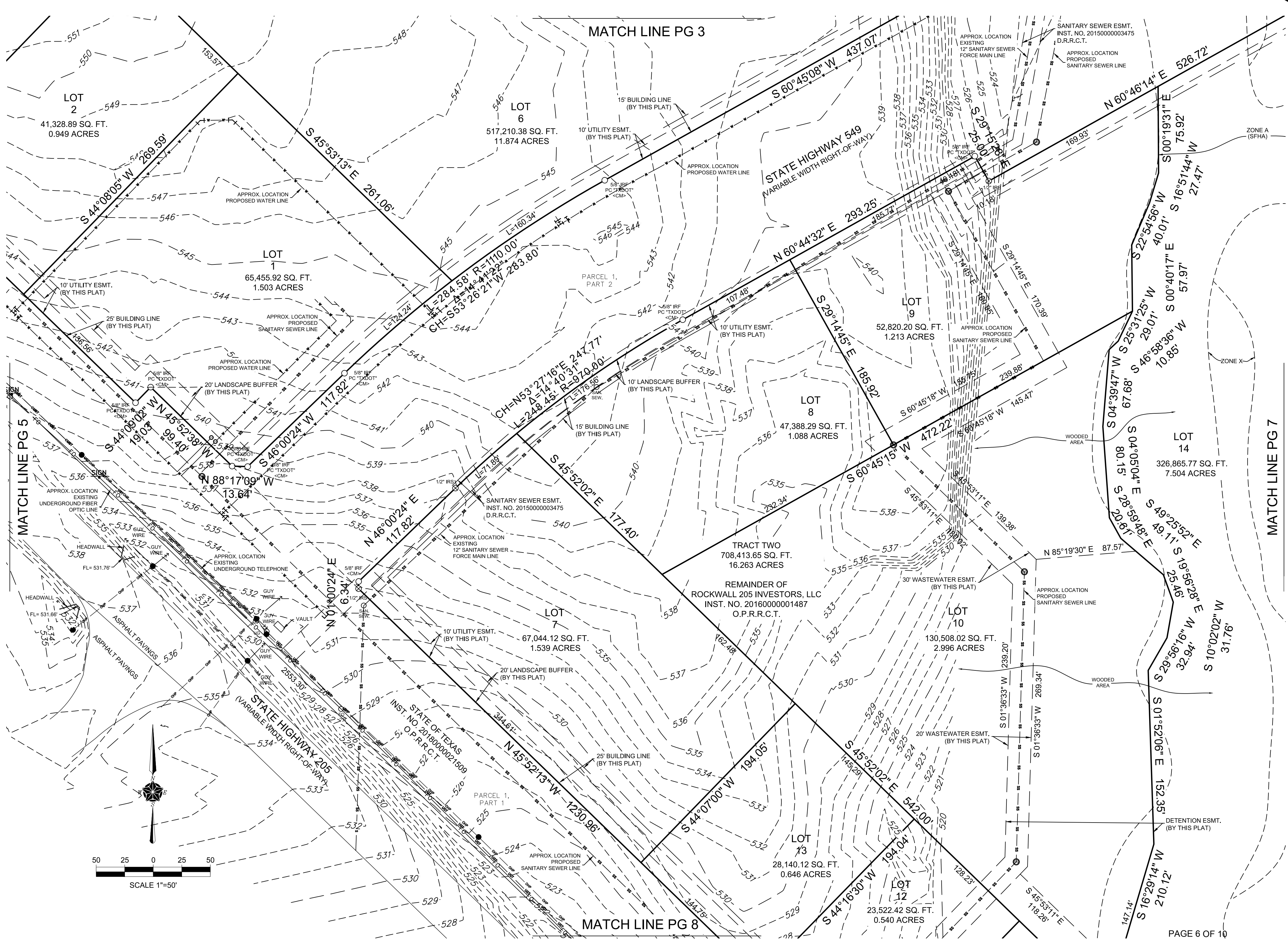
BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

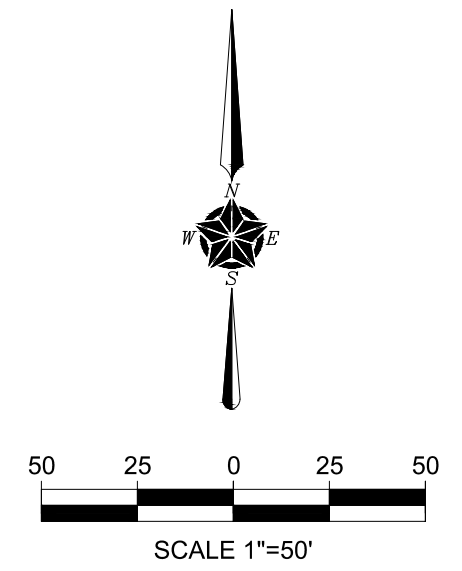
MATCH LINE PG 2



MATCH LINE PG 6

MATCH LINE PG 3





LOT 18

POINT FOR CORNER

ZONE A (SFHA)

534.15'
154.00'

15' DRAINAGE ESMT.
VOL. 2613, PG. 195
D.R.R.C.T.

LOT 10

545.12'

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

MATCH LINE PG 6

LOT 14

326,865.77 SQ. FT.
7.504 ACRES

LOT 9

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

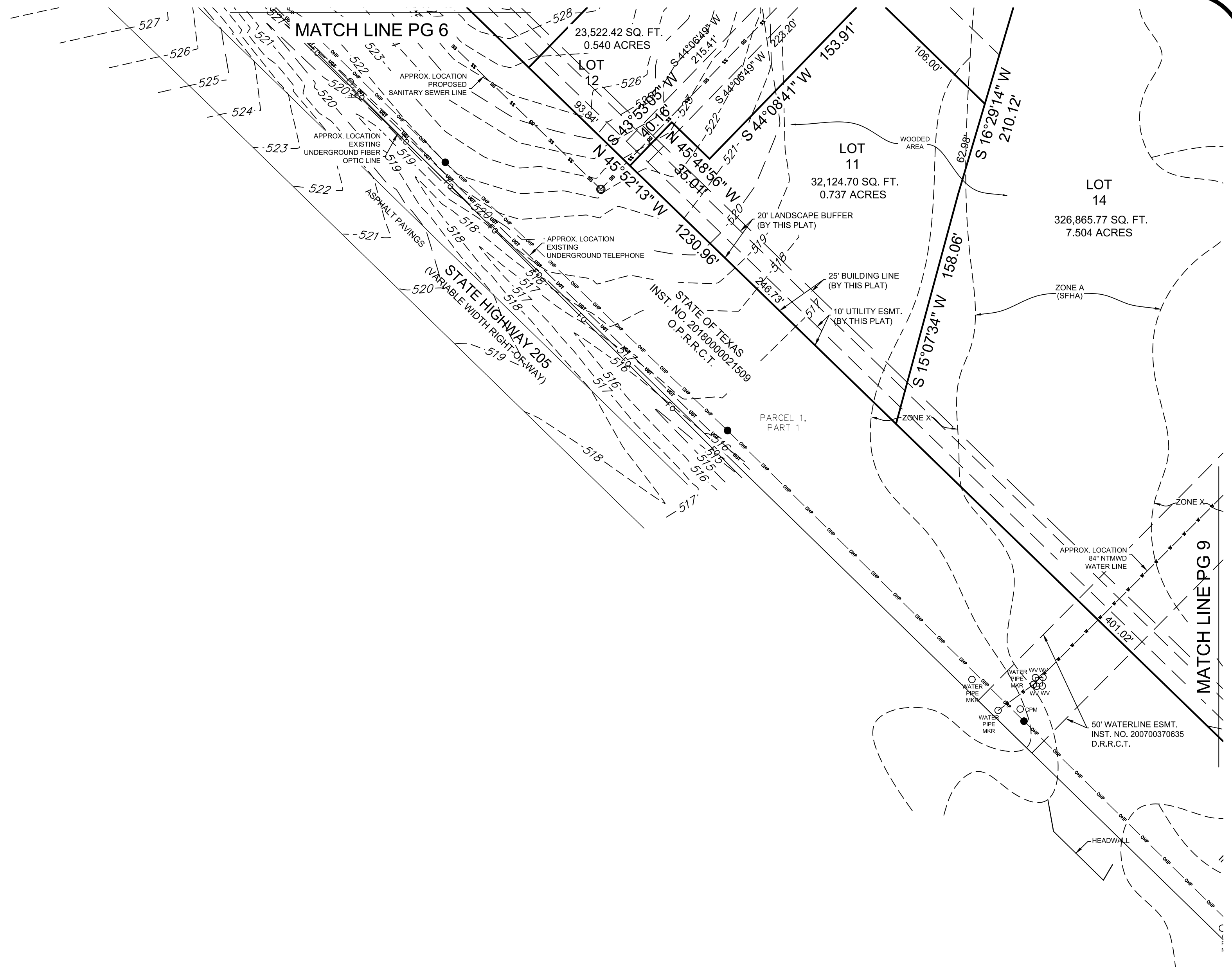
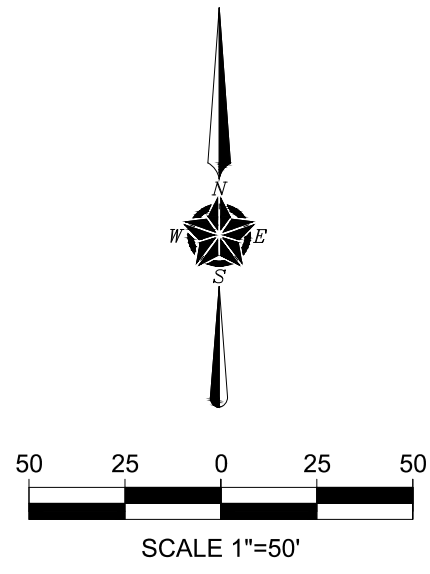
385.53'

APPROX. LOCATION
EXISTING
84" INT. W/D
WATER LINE

LOT 8

S 00°04'58" W 1297.07'

350.00'



MATCH LINE PG 7

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

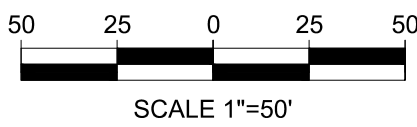
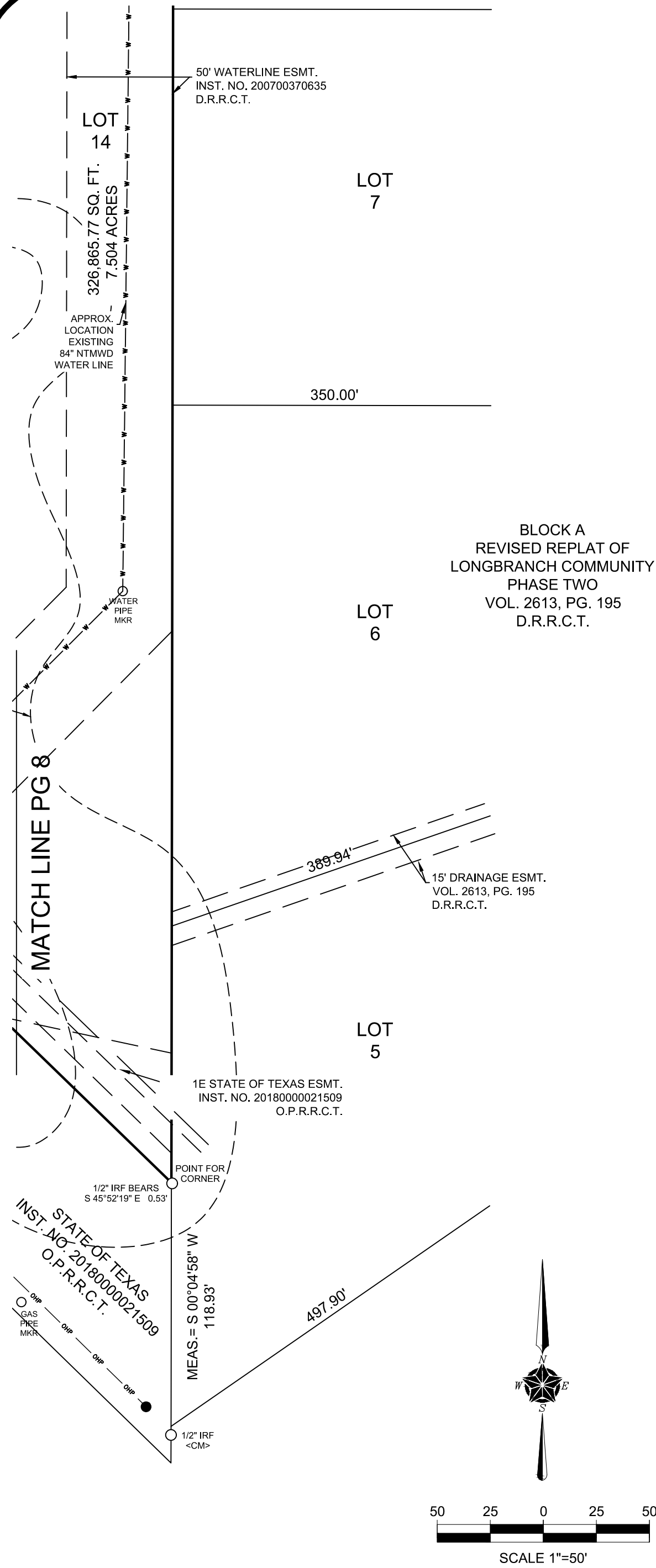
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609,533.682; Elevation= 600.48'

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

5) Zoning: Commercial (C) District



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

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

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 2018000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/13/2021)

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

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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

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

PAGE 10 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 40' / DRAWN: JACOB


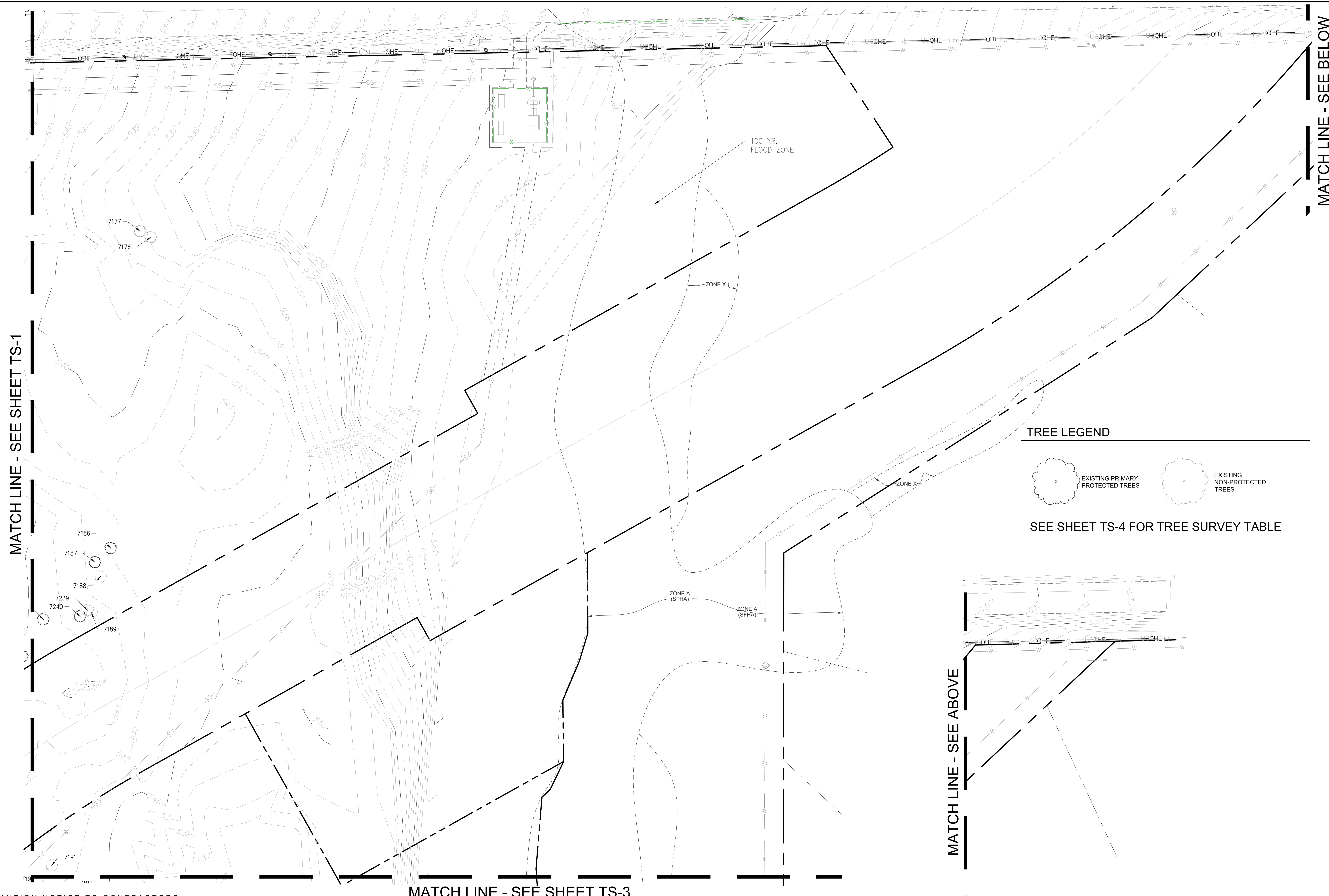
ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

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



[CAD: 2002727-2.dwg] [CAD: 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [24x3618-OUT-05-05-21.dwg]
 Drawing name: C:\Users\jbray\Documents\DRBLA\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED_V-BASE-OUT20200513.dwg, May 14, 2021, - 10:12 am

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


ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GARDNER ROAD, SUITE 100
 DALLAS, TEXAS 75249
 TEL: 714.582.3182 WWW.DIMENSIONGROUP.COM



EVERGREEN DESIGN GROUP
 6809 W. 46TH ST., SUITE 600
 DALLAS, TEXAS 75247
 WWW.EVERGREENDESIGNGROUP.COM



REGISTERED LANDSCAPE ARCHITECT
 R. BRANTLEY
 STATE OF TEXAS
 3423
 05/14/2021

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

#	DATE	REVISION DESCRIPTION	BY

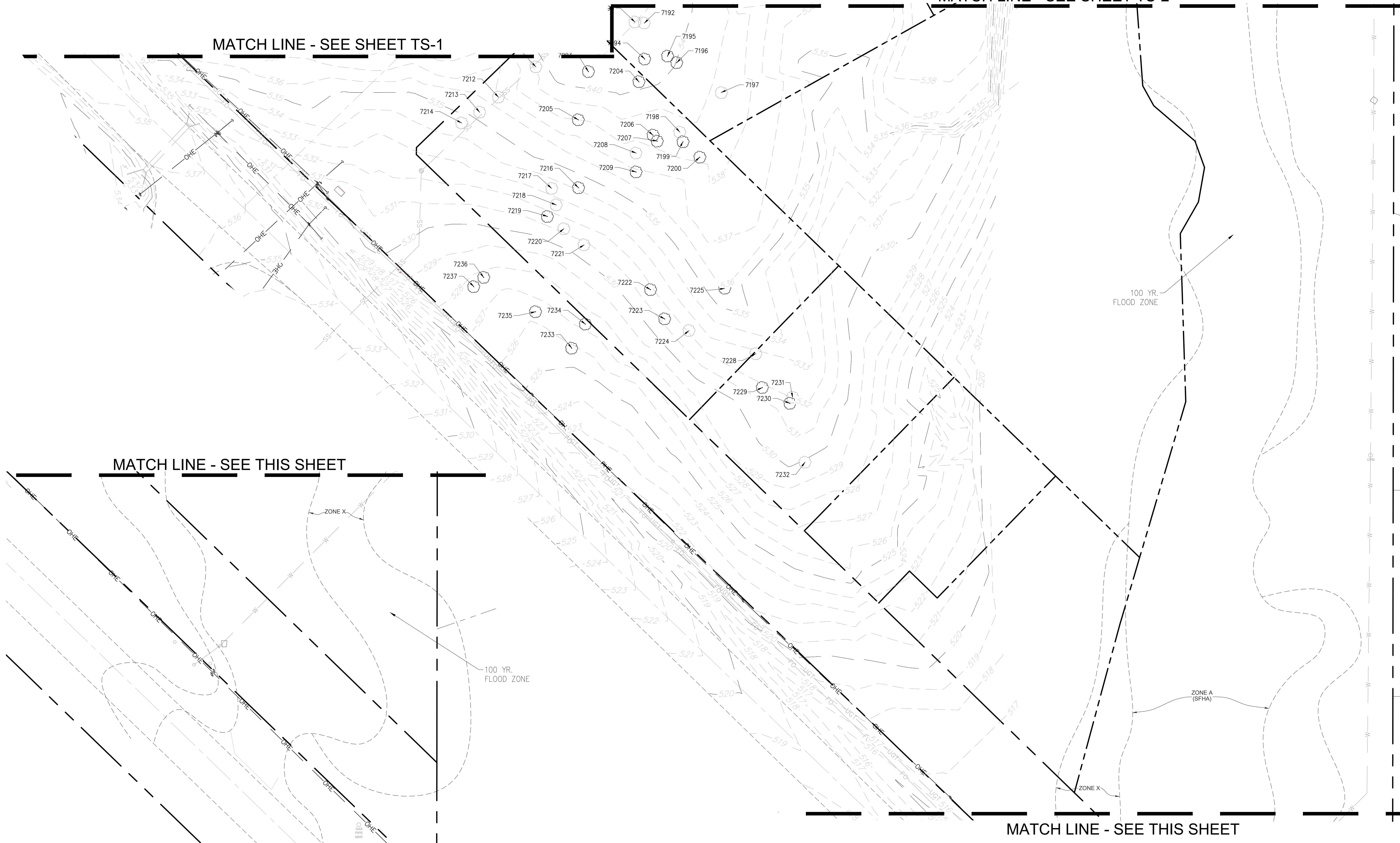
project no.	200-672	drawn by	
date	5/14/2021 - 10:12 am	designed by	
dwg.	V-BASE-OUT20200513.dwg	approved by	

TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
TS-2

MATCH LINE - SEE SHEET TS-2

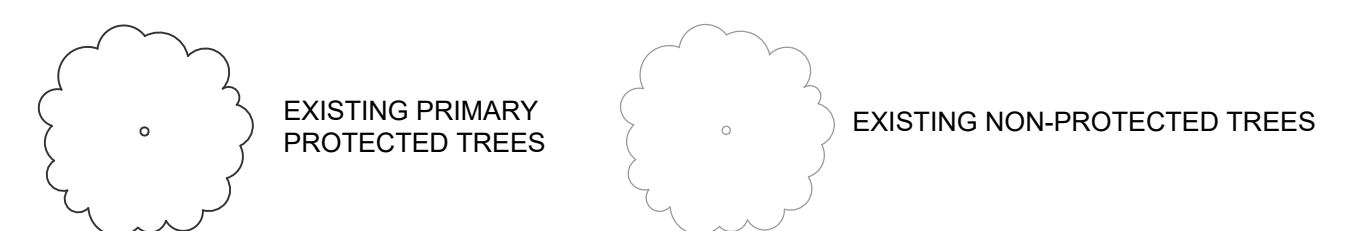
MATCH LINE - SEE SHEET TS-1



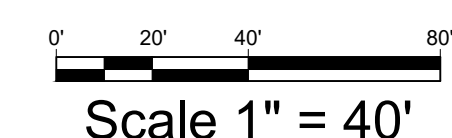
MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

TREE LEGEND



SEE SHEET TS-4 FOR TREE SURVEY TABLE



THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWAY, SUITE 2500, DALLAS, TEXAS 75206
 TEL: 714.528.2188 WWW.DIMENSIONGROUP.COM

EVERGREEN DESIGN GROUP
 14455 Dallas Pkwy, Ste. 600
 Dallas, TX 75244
 www.EvergreenDesignGroup.com



05/14/2021

SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RELEVANT RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT FOR THE PROPOSER WITHOUT

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TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS


SHEET TS-3

[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT\20200513.dwg May 14, 2021 - 10:12am Drawing name: C:\Users\jbray\Documents\EDD\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT\20200513.dwg May 14, 2021 - 10:12am]

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

[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x2618s-OUT-05-05-21.dwg] [Drawing name: C:\Users\jbrax\Documents\DLA\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT20200513.dwg May 14, 2021 - 10:09am]

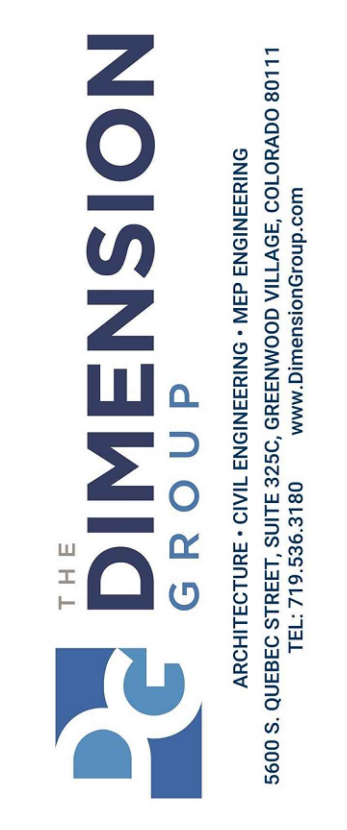
CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS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



TREE INVENTORY

POINT NUMBER	SPECIES	DBH (IN.)	POINT NUMBER	SPECIES	DBH (IN.)	POINT NUMBER	SPECIES	DBH (IN.)
548	CEDAR	6	648	CEDAR	10	7189	CEDAR	10
549	CEDAR	6	649	BOIS D'ARC	6	7191	CEDAR	9
550	MESQUITE	6	650	BOIS D'ARC	6	7192	CEDAR	8
551	CEDAR	8	651	BOIS D'ARC	6	7193	CEDAR	10
552	CEDAR	8	652	BOIS D'ARC	6	7194	CEDAR	15
553	CEDAR	6	653	BOIS D'ARC	6	7195	CEDAR	12
554	CEDAR	6	654	BOIS D'ARC	6	7196	CEDAR	14
555	CEDAR	8	655	BOIS D'ARC	6	7197	CEDAR	8
556	CEDAR	8	656	BOIS D'ARC	6	7198	CEDAR	10
557	CEDAR	6	657	CEDAR	10	7199	CEDAR	11
558	CEDAR	6	658	CEDAR	10	7200	CEDAR	11
559	CEDAR	6	659	CEDAR	8	7203	CEDAR	12
560	CEDAR	6	660	CEDAR	8	7204	CEDAR	11
561	CEDAR	8	661	CEDAR	8	7205	CEDAR	13
562	CEDAR	6	662	BOIS D'ARC	8	7206	CEDAR	12
563	CEDAR	6	663	BOIS D'ARC	6	7207	CEDAR	11
564	CEDAR	6	664	BOIS D'ARC	6	7208	CEDAR	8
565	CEDAR	6	665	CEDAR	8	7209	CEDAR	12
566	CEDAR	8	666	CEDAR	6	7211	CEDAR	8
567	CEDAR	8	667	CEDAR	6	7212	CEDAR	8
568	CEDAR	6	668	CEDAR	6	7213	CEDAR	8
569	CEDAR	8	669	CEDAR	8	7214	CEDAR	8
570	CEDAR	6	670	CEDAR	8	7216	CEDAR	12
571	CEDAR	6	671	CEDAR	6	7217	CEDAR	9
572	CEDAR	6	672	CEDAR	8	7218	CEDAR	8
573	CEDAR	6	673	CEDAR	10	7219	CEDAR	15
574	CEDAR	6	674	BOIS D'ARC	6	7220	CEDAR	10
575	CEDAR	6	675	BOIS D'ARC	6	7221	CEDAR	9
576	CEDAR	6	676	BOIS D'ARC	6	7222	CEDAR	11
577	CEDAR	6	677	CEDAR	8	7223	CEDAR	13
578	CEDAR	6	678	CEDAR	8	7224	CEDAR	8
579	CEDAR	8	683	CEDAR	8	7225	CEDAR	14
580	CEDAR	6	684	CEDAR	8	7228	CEDAR	8
581	CEDAR	6	685	CEDAR	8	7229	CEDAR	14
582	CEDAR	6	686	BOIS D'ARC	8	7230	CEDAR	16
583	CEDAR	6	687	BOIS D'ARC	6	7231	CEDAR	9
584	CEDAR	6	688	CEDAR	10	7232	CEDAR	8
585	CEDAR	8	689	BOIS D'ARC	8	7233	NA - IN ROW	12
586	CEDAR	8	690	CEDAR	8	7234	NA - IN ROW	12
587	CEDAR	8	692	CEDAR	6	7235	NA - IN ROW	15
587	CEDAR	8	693	CEDAR	8	7236	NA - IN ROW	15
588	CEDAR	8	694	CEDAR	8	7237	NA - IN ROW	13
589	CEDAR	8	695	CEDAR	8	7239	CEDAR	10
589	CEDAR	8	696	CEDAR	8	7240	CEDAR	13
590	CEDAR	10	697	CEDAR	10	7241	CEDAR	15
591	CEDAR	6	698	CEDAR	8	7242	CEDAR	13
592	CEDAR	8	699	CEDAR	10	7245	CEDAR	10
593	BOIS D'ARC	6	700	CEDAR	8	7246	CEDAR	10
594	BOIS D'ARC	6	701	CEDAR	15	7247	CEDAR	15
595	BOIS D'ARC	6	702	CEDAR	6	7248	CEDAR	15
596	CEDAR	10	703	CEDAR	6	7249	CEDAR	14
597	CEDAR	10	704	CEDAR	6	7252	CEDAR	8
598	CEDAR	6	705	CEDAR	6	7253	CEDAR	8
599	CEDAR	8	706	CEDAR	6	7254	CEDAR	8
600	CEDAR	8	707	CEDAR	10	7255	CEDAR	8
601	CEDAR	NA	708	CEDAR	10	7256	CEDAR	8
602	CEDAR	NA	709	CEDAR	8	7257	CEDAR	8
603	CEDAR	6	710	CEDAR	8	7258	CEDAR	8
604	CEDAR	6	711	CEDAR	8	7259	CEDAR	8
605	CEDAR	6	712	CEDAR	8	7260	CEDAR	9
606	CEDAR	8	713	CEDAR	8	7263	CEDAR	10
607	CEDAR	8	714	BOIS D'ARC	6	7264	CEDAR	13
608	CEDAR	8	715	CEDAR	6	7265	CEDAR	14
609	CEDAR	10	716	CEDAR	6	7266	CEDAR	12
610	CEDAR	8	717	CEDAR	6	7267	CEDAR	12
611	CEDAR	8	718	BOIS D'ARC	8	7268	CEDAR	8
612	CEDAR	6	719	BOIS D'ARC	6	7269	CEDAR	10
613	CEDAR	8	720	BOIS D'ARC	6	7270	NA - IN ROW	10
614	CEDAR	8	721	BOIS D'ARC	6	7273	CEDAR	9
615	CEDAR	10	7153	CEDAR	10	7274	CEDAR	9
616	CEDAR	8	7154	CEDAR	9	7275	CEDAR	9
617	CEDAR	10	7155	CEDAR	9	7276	CEDAR	10
618	CEDAR	10	7156	CEDAR	10	7277	CEDAR	9
619	CEDAR	6	7157	CEDAR	8	7278	CEDAR	9
620	CEDAR	6	7158	CEDAR	10	7279	CEDAR	9
621	CEDAR	8	7159	CEDAR	10	7280	CEDAR	9
622	CEDAR	10	7161	CEDAR	8	7283	CEDAR	10
623	CEDAR	10	7162	CEDAR	10	7284	CEDAR	10
624	CEDAR	8	7163	CEDAR	10	7285	CEDAR	10
625	CEDAR	8	7164	CEDAR	8	7286	CEDAR	9
626	CEDAR	8	7165	CEDAR	8	7287	CEDAR	10
627	CEDAR	6	7166	CEDAR	8	7288	CEDAR	10
628	CEDAR	6	7167	CEDAR	10	7289	CEDAR	11
629	CEDAR	8	7168	CEDAR	12	7290	CEDAR	15
630	CEDAR	8	7169	CEDAR	9	7293	CEDAR	8
631	CEDAR	12	7170	CEDAR	10	7294	CEDAR	8
632	CEDAR	8	7171	CEDAR	10	7295	CEDAR	10
633	CEDAR	6	7172	CEDAR	9	7296	CEDAR	10
634	CEDAR	10	7173	CEDAR	11	7297	CEDAR	10
635	CEDAR	12	7174	CEDAR	14	7298	CEDAR	11
636	CEDAR	8	7176	CEDAR	9	7299	CEDAR	11
637	CEDAR	6	7177	CEDAR	8	7300	CEDAR	11
638	CEDAR	10	7178	CEDAR	10	7303	CEDAR	10
639	CEDAR	6	7179	CEDAR	14	7304	CEDAR	8
640	CEDAR	6	7180	CEDAR	8	7305	CEDAR	8
641	CEDAR	6	7181	CEDAR	9	7306	CEDAR	9
642	CEDAR	8	7182	CEDAR	12	7307	CEDAR	9
643	CEDAR	8	7183	CEDAR	10	7308	CEDAR	10
644	CEDAR	8	7185	CEDAR	12	7309	CEDAR	8
645	CEDAR	10	7186	CEDAR	12	7310	CEDAR	8
646	CEDAR	6	7187	CEDAR	12	NA	CEDAR	8
647	CEDAR	6	7188	CEDAR	10	NA	CEDAR	8

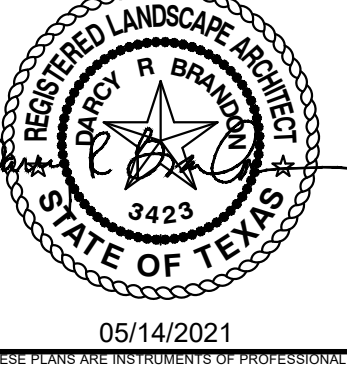
SHADED AREAS INDICATE NON-PROTECTED TREES
 ORANGE AREAS INDICATE TREES IN ROW
 WHITE AREAS INDICATE PRIMARY PROTECTED TREES
 NO FEATURE TREES ON SITE



THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWAY, SUITE 2500 DALLAS, TEXAS 75242
 TEL: 719.528.3186 WWW.DIMENSIONGROUP.COM



EVERGREEN DESIGN GROUP
 (800) 608-6630
 14455 Dallas Pkwy., Ste. 100
 Addison, TX 75001
 WWW.EVERGREENDESIGNGROUP.COM



REGISTERED LANDSCAPE ARCHITECT
 R. BRANNON
 STATE OF TEXAS
 3423
 05/14/2021

THESE PLANS AND ANY INFORMATION CONTAINED THEREIN ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

#	DATE	REVISION DESCRIPTION
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TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

project no. 200-672
 date 5/14/2021 - 10:09 am
 dwg. V-BASE-OUT20200513.dwg

drawn by
 designed by
 approved by

SHEET
TS-4

Parcel Map Check Report

Client:

Tract One
Creekside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141' East: 2,604,961.9068'

Segment# 1: Line

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

Segment# 2: Line

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

Segment# 3: Curve

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

Segment# 4: Line

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

Segment# 5: Line

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

Segment# 6: Line
Course: S60°45'08"W Length: 437.07'
North: 7,008,925.9704' East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58' Radius: 1,110.00'
Delta: 14°41'22" Tangent: 143.08'
Chord: 283.80' Course: S53°26'21"W
Course In: S29°12'58"E Course Out: N43°54'20"W
RP North: 7,007,957.1764' East: 2,606,643.8673'
End North: 7,008,756.9160' East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W Length: 117.82'
North: 7,008,675.0820' East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W Length: 13.64'
North: 7,008,675.4900' East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W Length: 99.40'
North: 7,008,744.6900' East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W Length: 19.03'
North: 7,008,731.0370' East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W Length: 863.35'
North: 7,009,332.1582' East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W Length: 158.12'
North: 7,009,446.2141' East: 2,604,961.9068'

Perimeter: 4,447.54' Area: 793,730.47Sq.Ft.
Error Closure: 0.0088 Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creekside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line

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

Segment# 2: Line

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

Segment# 3: Line

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

Segment# 4: Line

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

Segment# 5: Line

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

Segment# 6: Line

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

Segment# 7: Line
Course: N46°00'24"E Length: 117.82'
North: 7,008,656.2329' East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45' Radius: 970.00'
Delta: 14°40'31" Tangent: 124.91'
Chord: 247.77' Course: N53°27'16"E
Course In: S43°53'00"E Course Out: N29°12'29"W
RP North: 7,007,957.1071' East: 2,606,643.7280'
End North: 7,008,803.7700' East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E Length: 293.25'
North: 7,008,947.0931' East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E Length: 25.00'
North: 7,008,925.2823' East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E Length: 526.72'
North: 7,009,182.4849' East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93' Radius: 1,345.00'
Delta: 21°02'27" Tangent: 249.78'
Chord: 491.16' Course: N50°13'28"E
Course In: N29°15'19"W Course Out: S50°17'46"E
RP North: 7,010,355.9354' East: 2,606,240.7933'
End North: 7,009,496.7193' East: 2,607,275.5829'

Perimeter: 5,178.40' Area: 708,413.64Sq.Ft.
Error Closure: 0.0063 Course: N59°52'37"W
Error North : 0.00315 East: -0.00544

Precision 1: 821,968.25



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: May 25, 2021
APPLICANT: Keaton Mai; *Dimension Group*
CASE NUMBER: P2021-027; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

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

PLAT INFORMATION

- The purpose of the applicant's request is to preliminary plat a 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirement stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements of these documents.
- According to Section 38-8(f)(1), *Expiration of Plats*, of the Municipal Code of Ordinances, "(t)he applicant shall submit a final plat to the city for the entire area for which a preliminary plat has been approved, within one year of the date of approval or conditional approval of the preliminary plat. If the property owner fails to submit a final plat application within such period, the preliminary plat shall lapse, and all further proceedings concerning the subdivision shall terminate. The applicant shall be required to submit a new preliminary plat, as required by this chapter, subject to all zoning and subdivision standards then in effect."
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; 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: 5/20/2021

PROJECT NUMBER: P2021-027
PROJECT NAME: Preliminary Plat for Creekside Commons
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	05/20/2021	Approved w/ Comments

05/20/2021: P2021-027; Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-027) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Lot 10 does not have frontage on a public road. You will need to reconfigure Lot 10 to have a minimum of 60-ft lot frontage. [Chapter 38, Municipal Code of Ordinances & Subsection 07.03, of Article 05, UDC]

M.6 According to the site design guidelines and standards of Subsection 06.02(D)(1), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the building setbacks along FM-549 -- that is to be constructed -- requires a minimum 25-ft building setback. Correct the preliminary plat. [Subsection 06.02(D), of Art. 05, UDC]

M.7 According to the landscape standards of Subsection 06.02(E), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the landscape buffers along FM-549 -- that is to be constructed -- requires a minimum 20-ft buffer. Correct the preliminary plat. [Subsection 06.02(E)(1), of Art. 05, UDC]

M.8 Indicate all proposed corner clips and any subsequent dedication on the preliminary plat. [Subsection 04.01, of Article 11, UDC]

M.9 Treescap Plan requires totals to be indicated on plans: Update plans to indicate a) number of trees being removed, b) total caliper inches removed, c) total caliper inches

requiring mitigation, and d) total mitigation proposed. [Article 09, Tree Preservation, UDC]

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.11 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on May 25, 2021.
- (2) City Council regular meeting will be held on June 7, 2021.

I.13 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Lot 10 does not have the required street frontage.

M - Show and label erosion hazard setback

M - Show and label flood plain cross-sections with elevations

M - There will be visibility clips required for final plat

M - Add note to the plat that states that the property owner will be responsible to maintain, repair, and replace all drainage, storm, and detention systems in easements.

M - New Utility Crossing to be 90-degrees across TXDOT and steel encased. Proposed Bridge at this location will possibly need to realign to avoid bridge.

M - Extend culvert to end of curb returns, then place the headwall.

M - Extend the 12-inch Water Line to the property limits.

The following items are informational for the engineering review process.

General Items:

M - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Must include a 10' utility easement along all street frontage.

- No structures including signage allowed in easements or right-of-ways.

Drainage Items:

- Detention is required. Manning's C-value is by zoning. Unit Hydrograph Method and a Flood/Detention study required.

- Area under the fuel canopies and dumpsters must drain to an oil/water separator before connection to the storm system.

- No vertical walls are allowed in detention easements.

- No detention allowed in floodplain or erosion hazard setback

- No improvements inside Erosion Hazard Setback/ Drainage Easement.

- Flood Study to be preform for all encroachments into the floodplain. (Review fees apply)

Water and Wastewater Items:

- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.

- 12-inch waterline required along Future FM 549 alignment and SH 205.
- Pro-rata for Long Branch Lift Station =\$545.38/acre
- Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- Possible 3 lift station improvements needed
- If these lift stations are improved prior to development additional pro-rata fees will be due.
- Only one use off a deadend line (domestic, irrigation meter, fire hydrant, etc.

Roadway Paving Items:

- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
- All parking must be 20'x9'
- All drive aisles must be a minimum of 24' wide
- All fire lanes must have a minimum radius of 20'
- Minimum easement width is 20'. No structures allowed in easements.
- TXDOT Permission required for access driveway along Future Alignment of FM 549. A traffic signal modifications will be required at the FM 549 and SH 205 Intersection. Permitting/Approval by TxDOT required.
- TXDOT TIA for driveway is required along with review fees at time of 1st review for TIA

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved

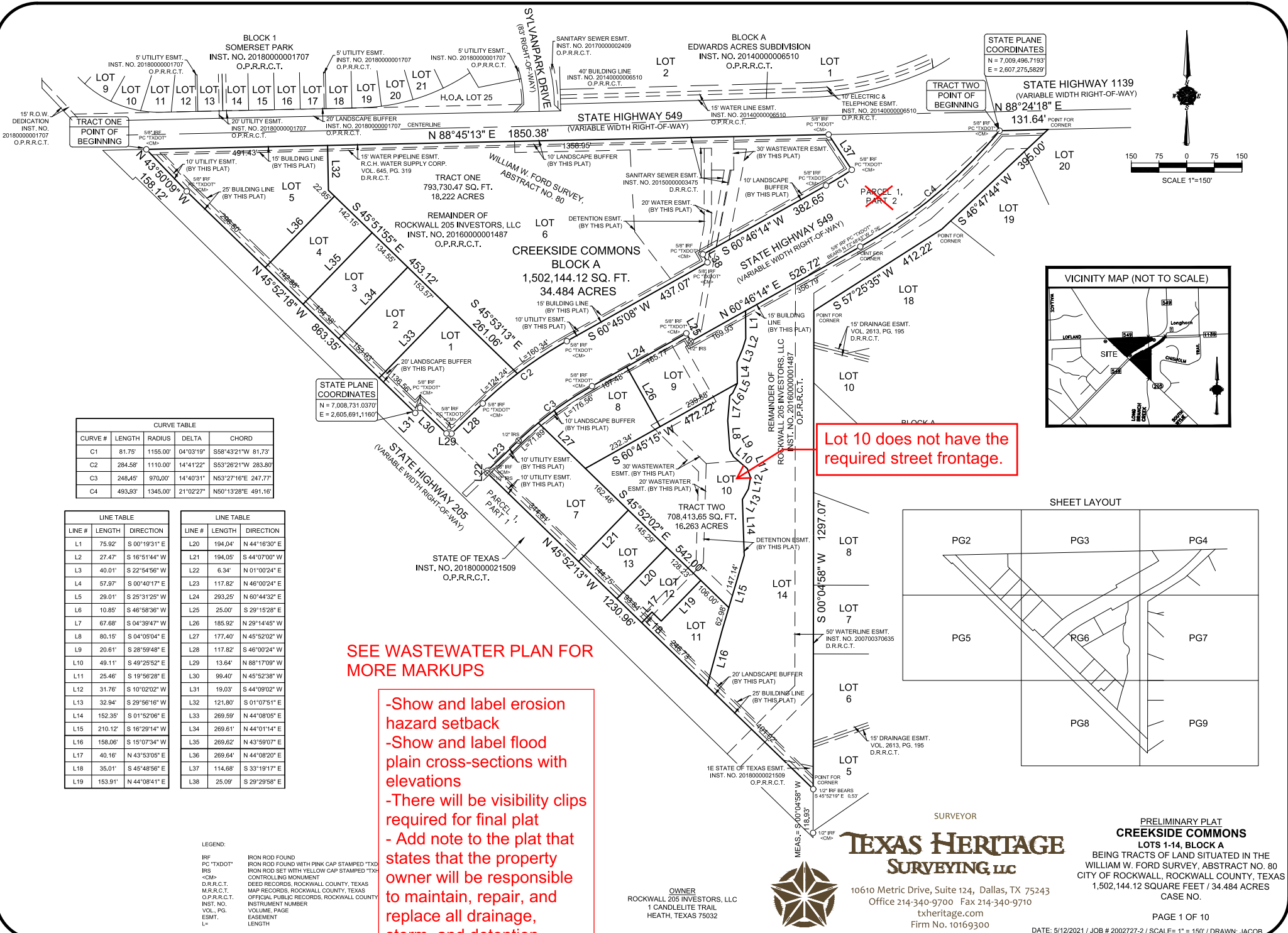
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	05/20/2021	N/A

No Comments



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
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C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
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C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE

LINE #	LENGTH	DIRECTION
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L5	29.01'	S 25°31'25" W
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L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.81'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	40.16'	N 43°53'05" E
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L19	153.91'	N 44°08'41" E

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L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

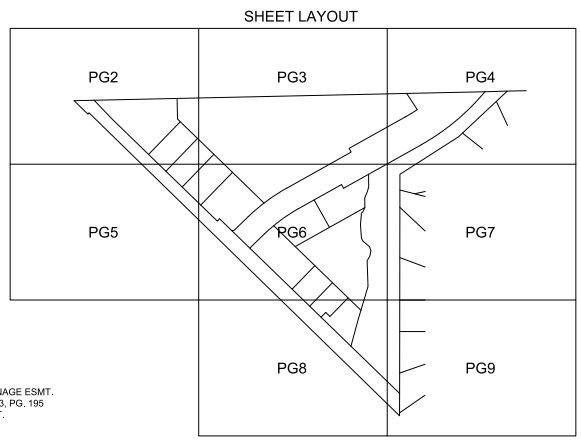
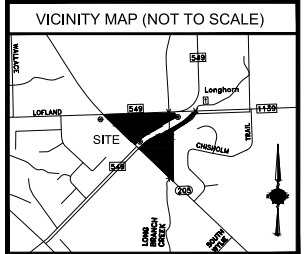
LEGEND:

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

SEE WASTEWATER PLAN FOR MORE MARKUPS

-Show and label erosion hazard setback
 -Show and label flood plain cross-sections with elevations
 -There will be visibility clips required for final plat
 - Add note to the plat that states that the property owner will be responsible to maintain, repair, and replace all drainage, storm, and detention systems in easements.

Lot 10 does not have the required street frontage.



TEXAS HERITAGE SURVEYING, LLC

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



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

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



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 **TBD**

SUBDIVISION **ABS 0080, WW Ford Survey**

LOT **Tract 17-5** BLOCK **TBD**

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Mixed use**

ACREAGE **34.484**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **14**

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

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

OWNER **Rockwall 205 Investors LLC**

APPLICANT **The Dimension Group**

CONTACT PERSON **Russell Phillips**

CONTACT PERSON **Keaton Mai**

ADDRESS **1 Candlelite Trail**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Heath, TX 75032**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-446-7734**

PHONE **214-600-1152**

E-MAIL **rphil404@aol.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

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

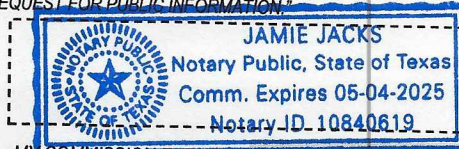
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 717.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE MAY 14 DAY OF 2021. BY SIGNING THIS APPLICATION, 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 13 DAY OF May, 2021.

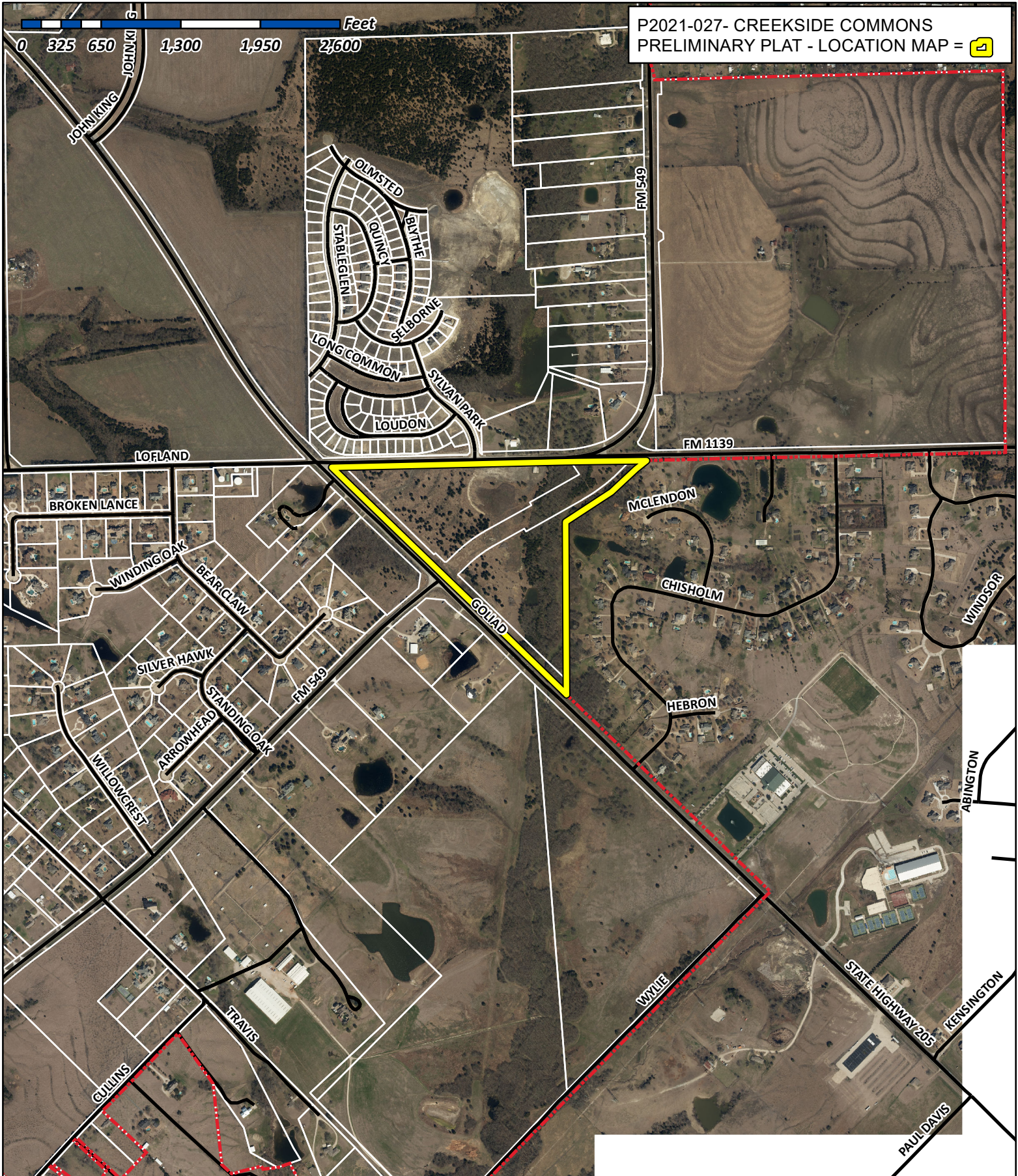
OWNER'S SIGNATURE


Russell Phillips

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



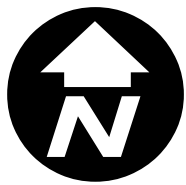
P2021-027- CREEKSIDE COMMONS
 PRELIMINARY PLAT - LOCATION MAP = 

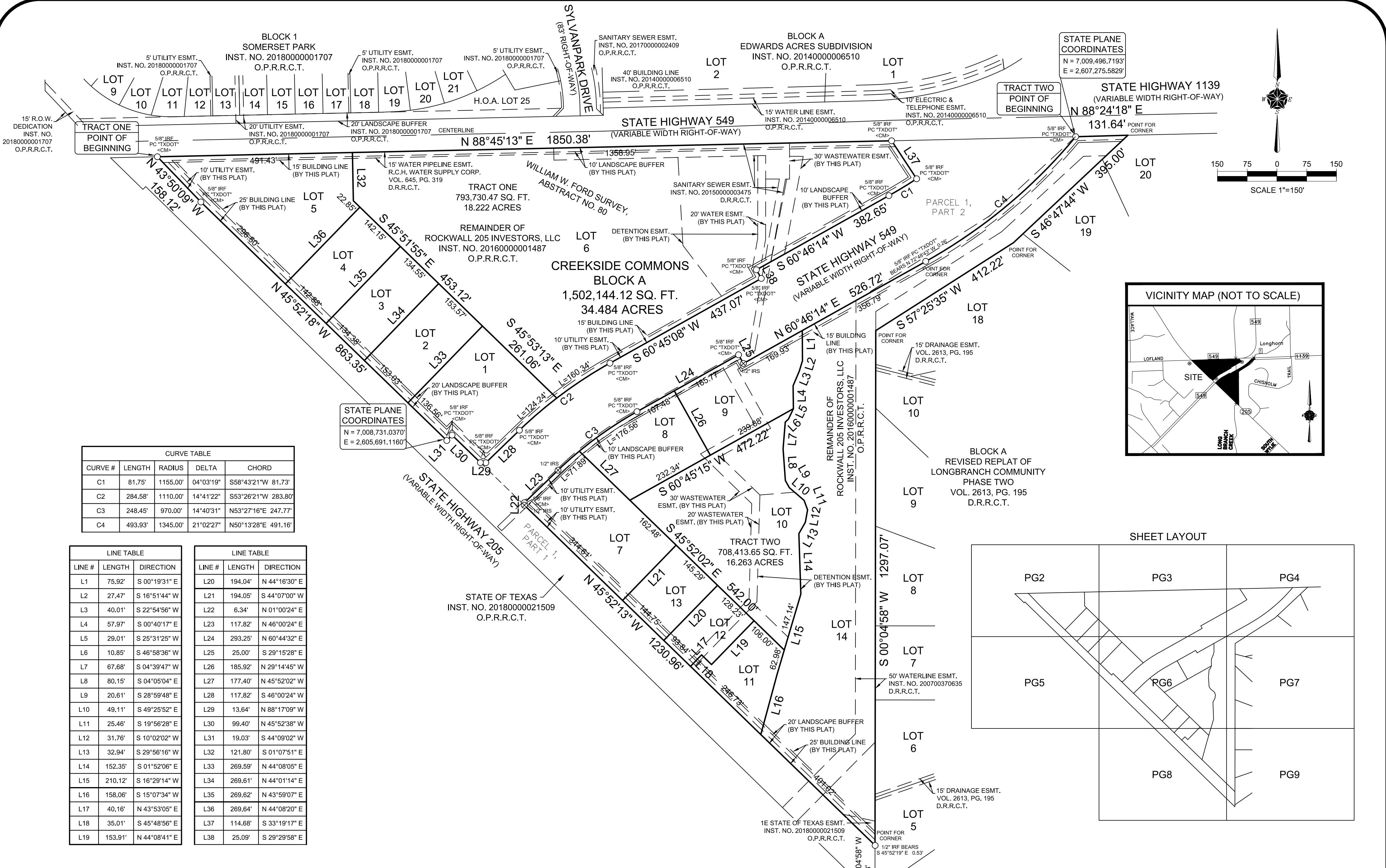


City of Rockwall

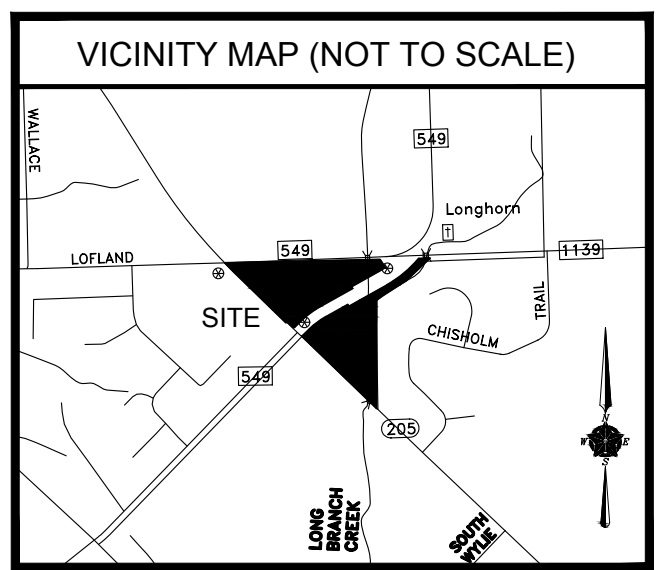
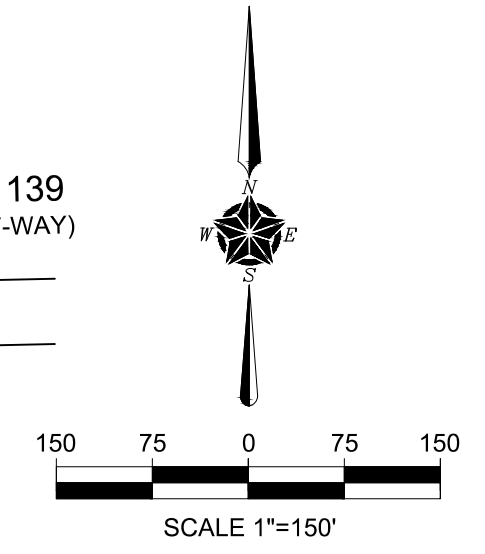
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





STATE PLANE COORDINATES
 N = 7,009,496.7193'
 E = 2,607,275.5829'



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L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

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

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

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



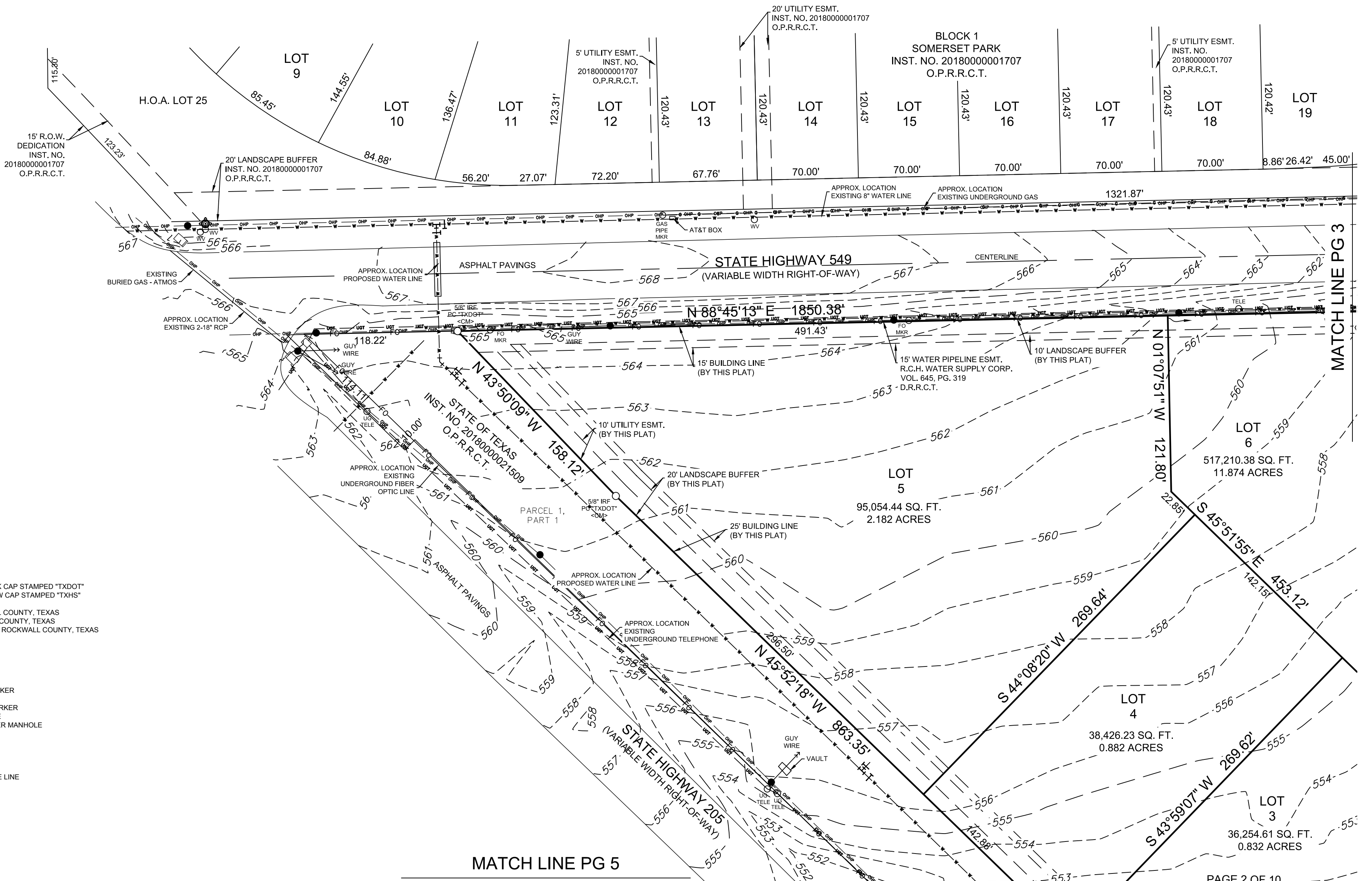
TEXAS HERITAGE
 SURVEYING, LLC

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

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



50 25 0 25 50
SCALE 1"=50'

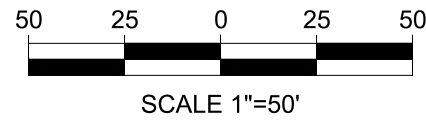


LEGEND:

IRF	IRON ROD FOUND
PC 'TXDOT'	IRON ROD FOUND WITH PINK CAP STAMPED 'TXDOT'
IRS	IRON ROD SET WITH YELLOW CAP STAMPED 'TXHS'
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
FO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
PROPOSED SAN. SEW. MANHOLE	PROPOSED SANITARY SEWER MANHOLE
POW. POLE	POWER POLE
FIRE HYDRANT	FIRE HYDRANT
GAS METER	GAS METER
GUARD RAIL	GUARD RAIL
OHP	OVERHEAD POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
UG	UNDERGROUND GAS LINE
CONCRETE PAVING	CONCRETE PAVING

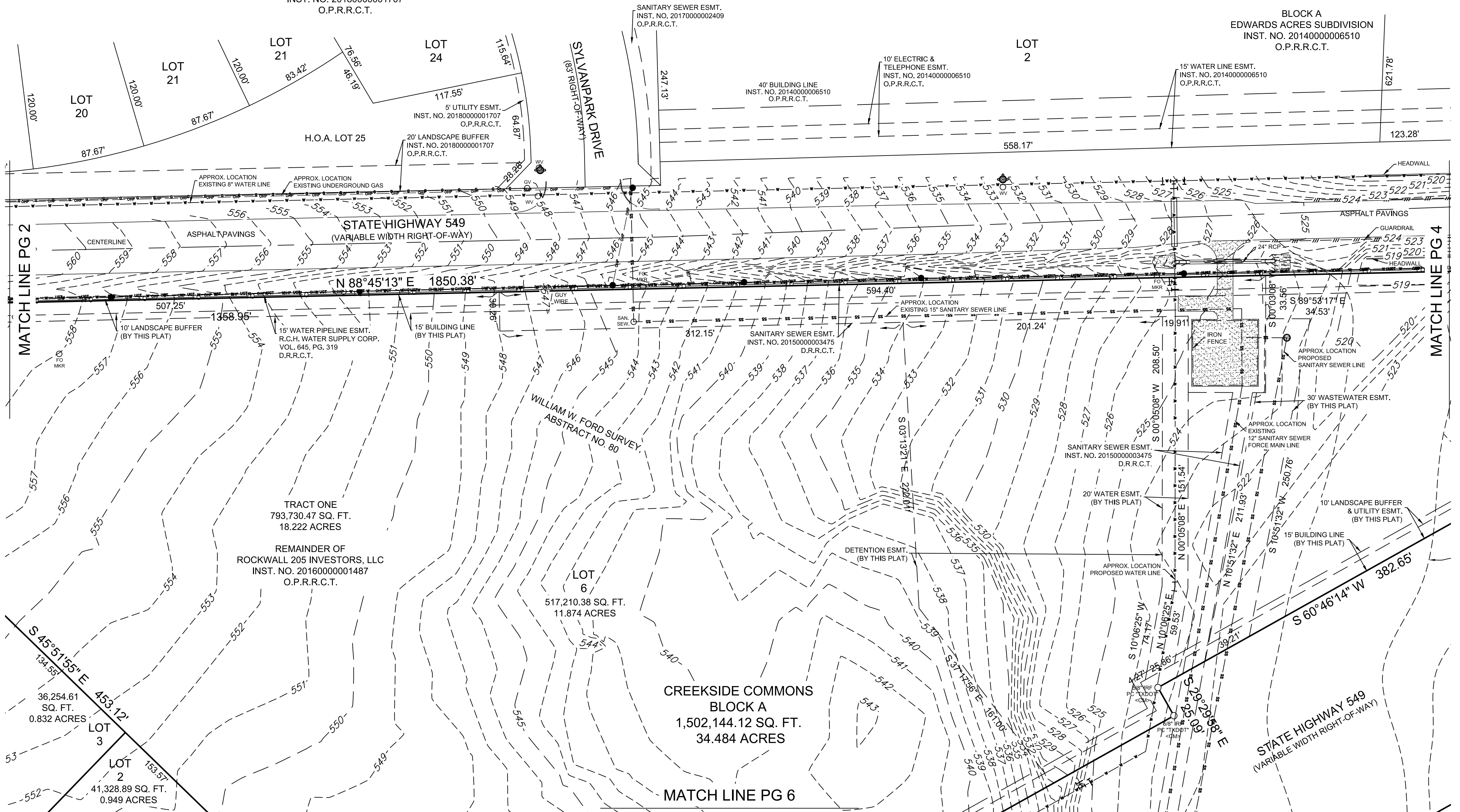
MATCH LINE PG 5

MATCH LINE PG 3



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

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

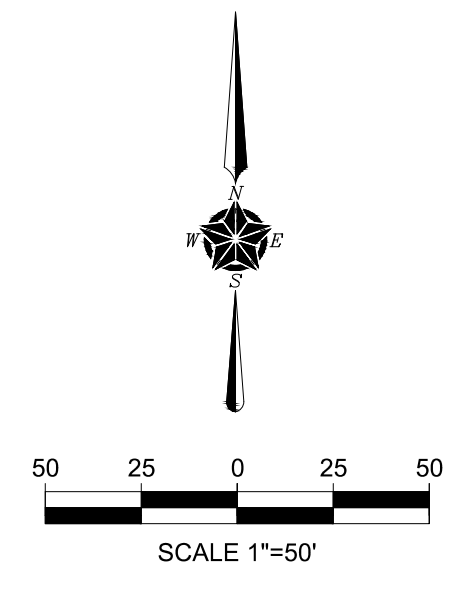


MATCH LINE PG 2

MATCH LINE PG 4

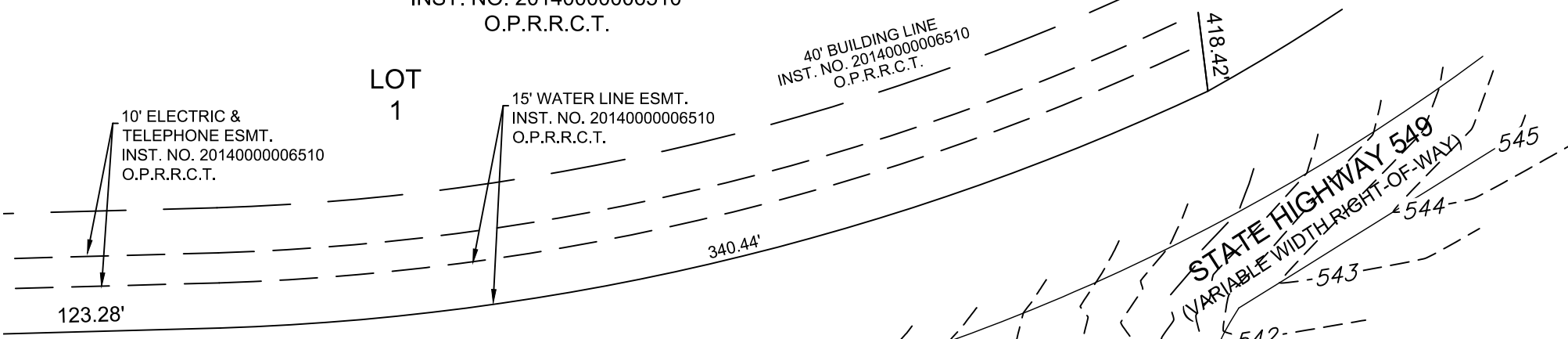
MATCH LINE PG 6

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



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

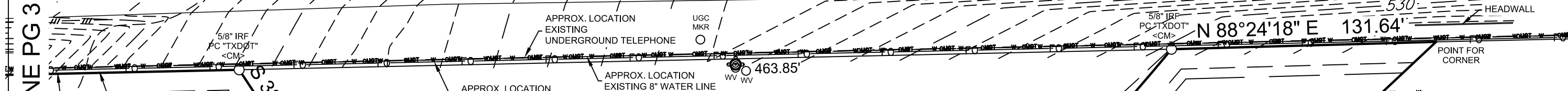
LOT 1



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

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 3



15' BUILDING LINE (BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
LOT 6
11.874 ACRES

10' LANDSCAPE BUFFER & UTILITY ESMT. (BY THIS PLAT)
15' BUILDING LINE (BY THIS PLAT)
L=81.75' R=1155.00'
Δ=4°03'19"
CH=S58°43'21" W 81.73'

PARCEL 1,
PART 2

CH=N50°13'28"E 491.16'
Δ=2°02'27"
L=493.93' R=1345.00'

LOT 14

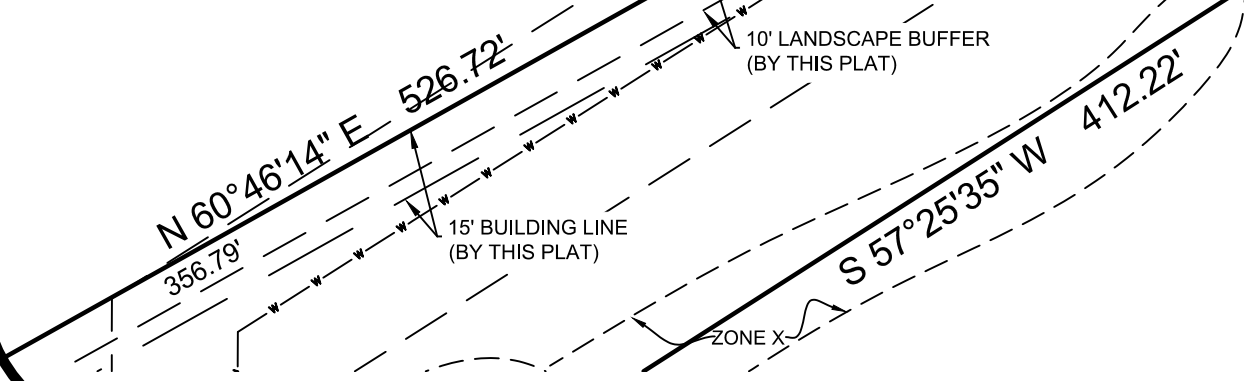
326,865.77 SQ. FT.
LOT 14
7.504 ACRES

LOT 19

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

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

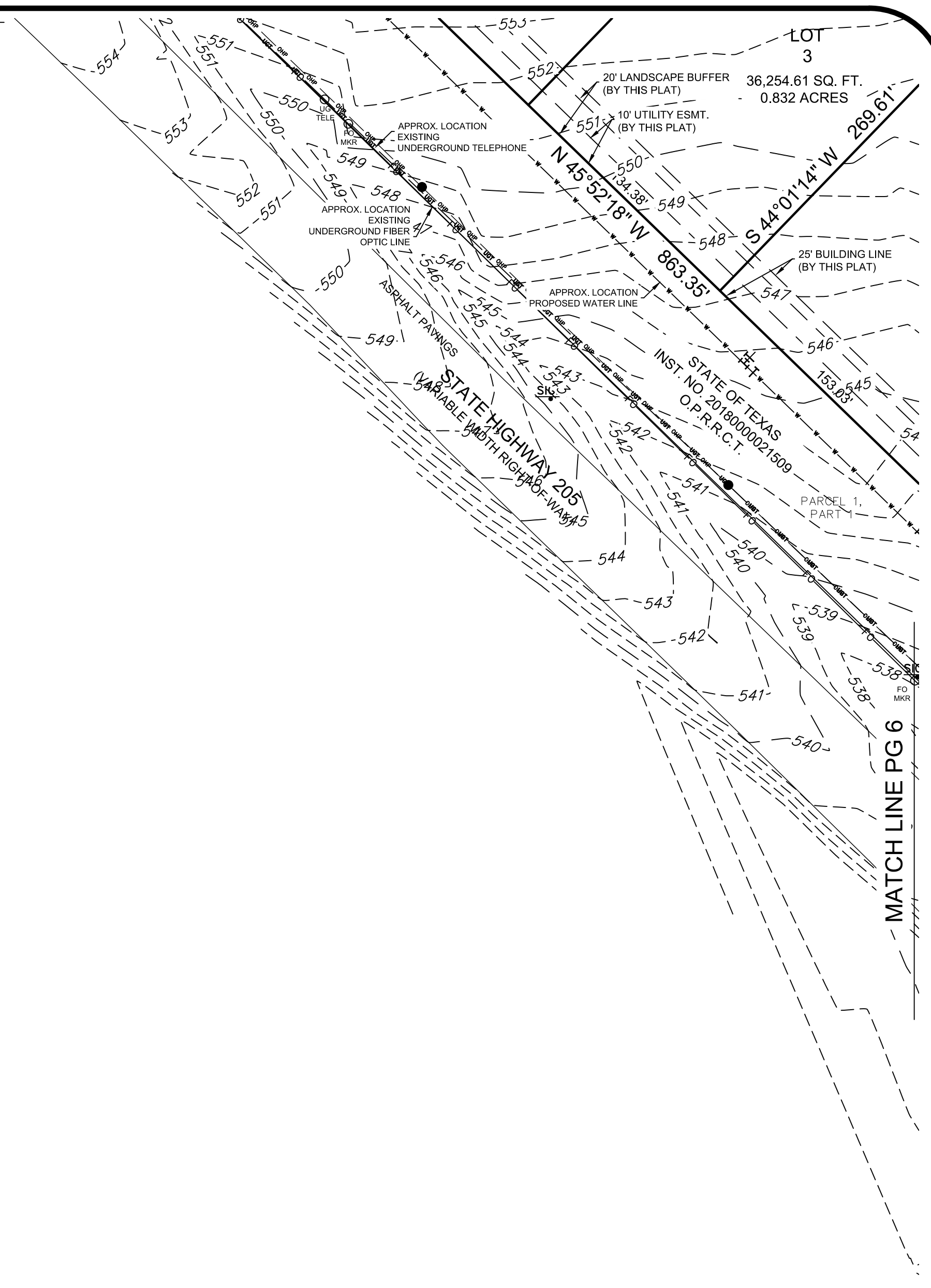
ZONE X'



LOT 18

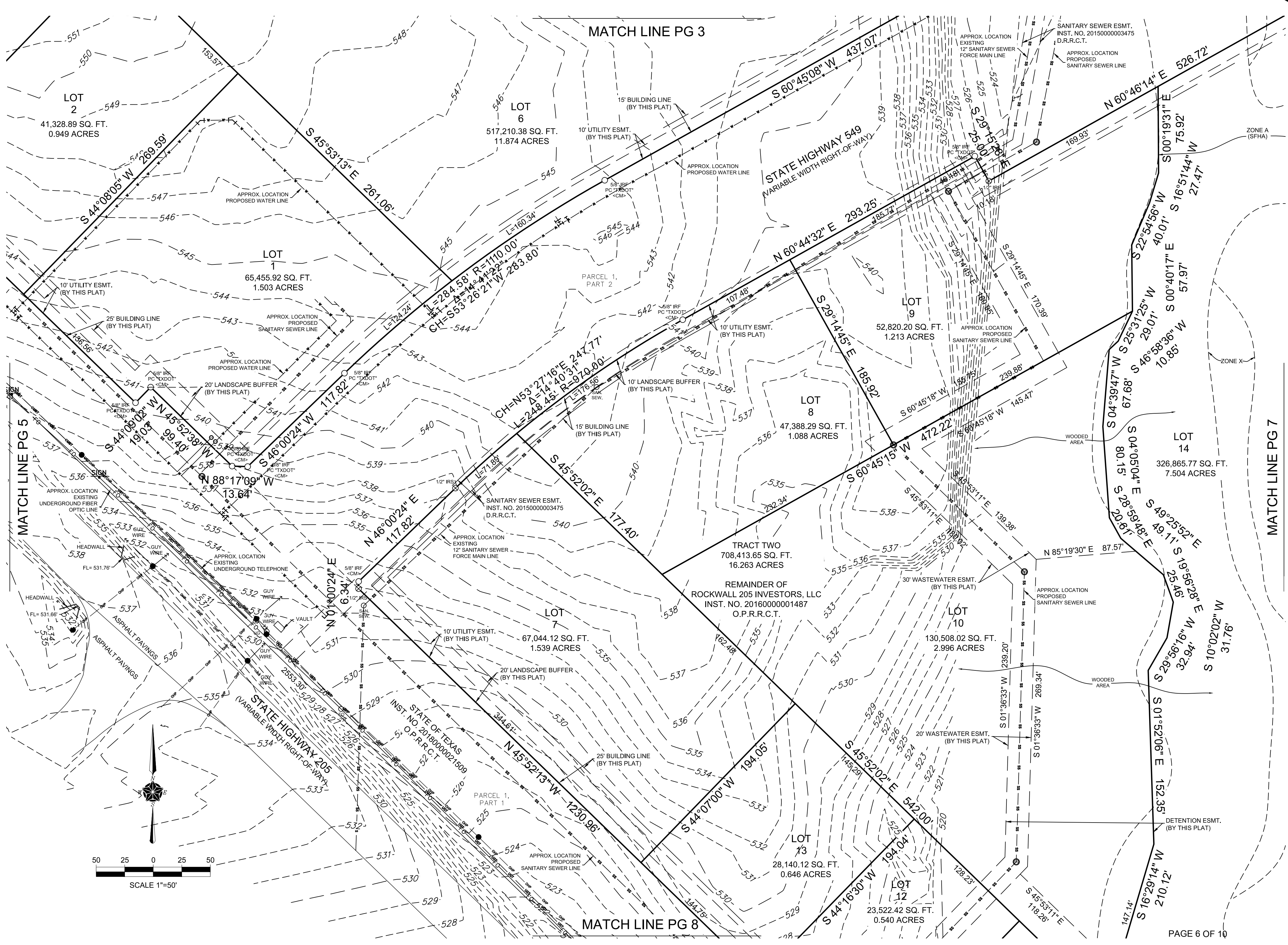
MATCH LINE PG 7

MATCH LINE PG 2



MATCH LINE PG 6

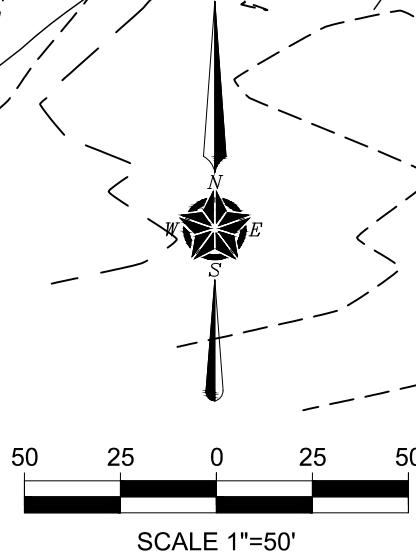
MATCH LINE PG 3

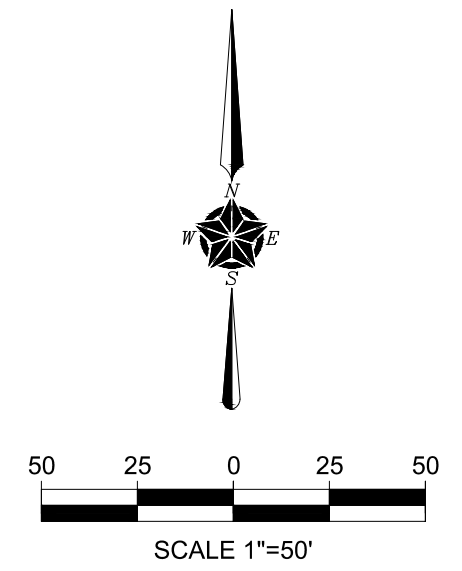


MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8





LOT 18

POINT FOR CORNER

ZONE A (SFHA)

534.15'
154.00'

15' DRAINAGE ESMT.
VOL. 2613, PG. 195
D.R.R.C.T.

LOT 10

545.12'

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

MATCH LINE PG 6

LOT 14

326,865.77 SQ. FT.
7.504 ACRES

LOT 9

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

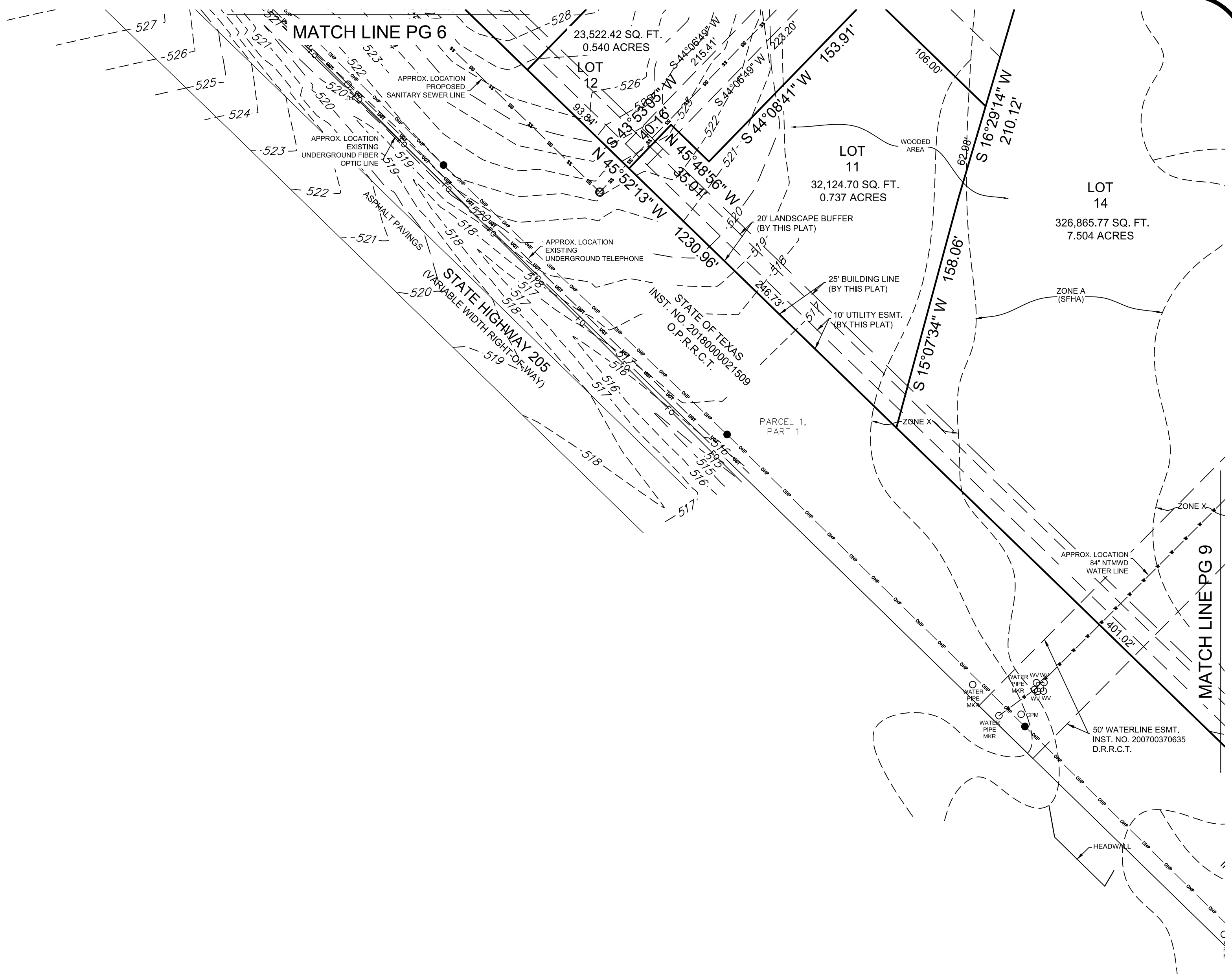
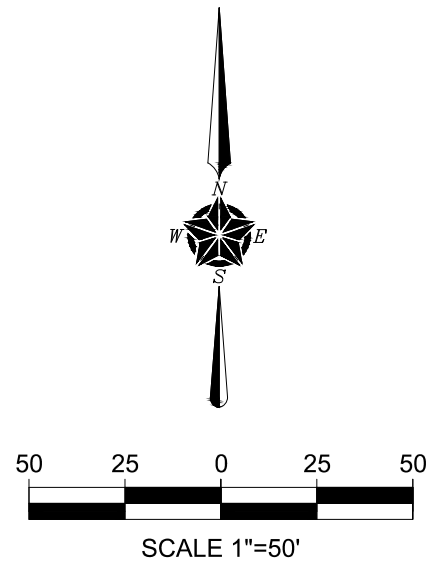
385.53'

APPROX. LOCATION
EXISTING
84" INT. W/D
WATER LINE

LOT 8

S 00°04'58" W 1297.07'

350.00'



MATCH LINE PG 7

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

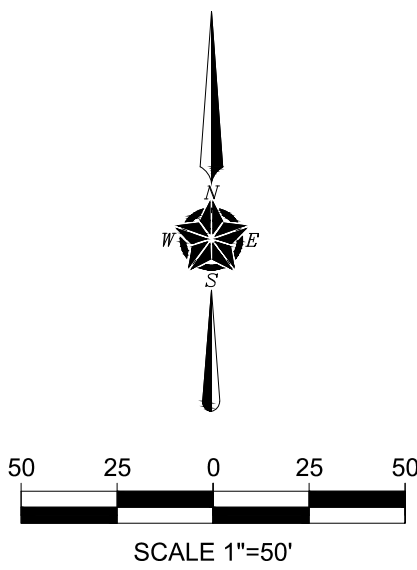
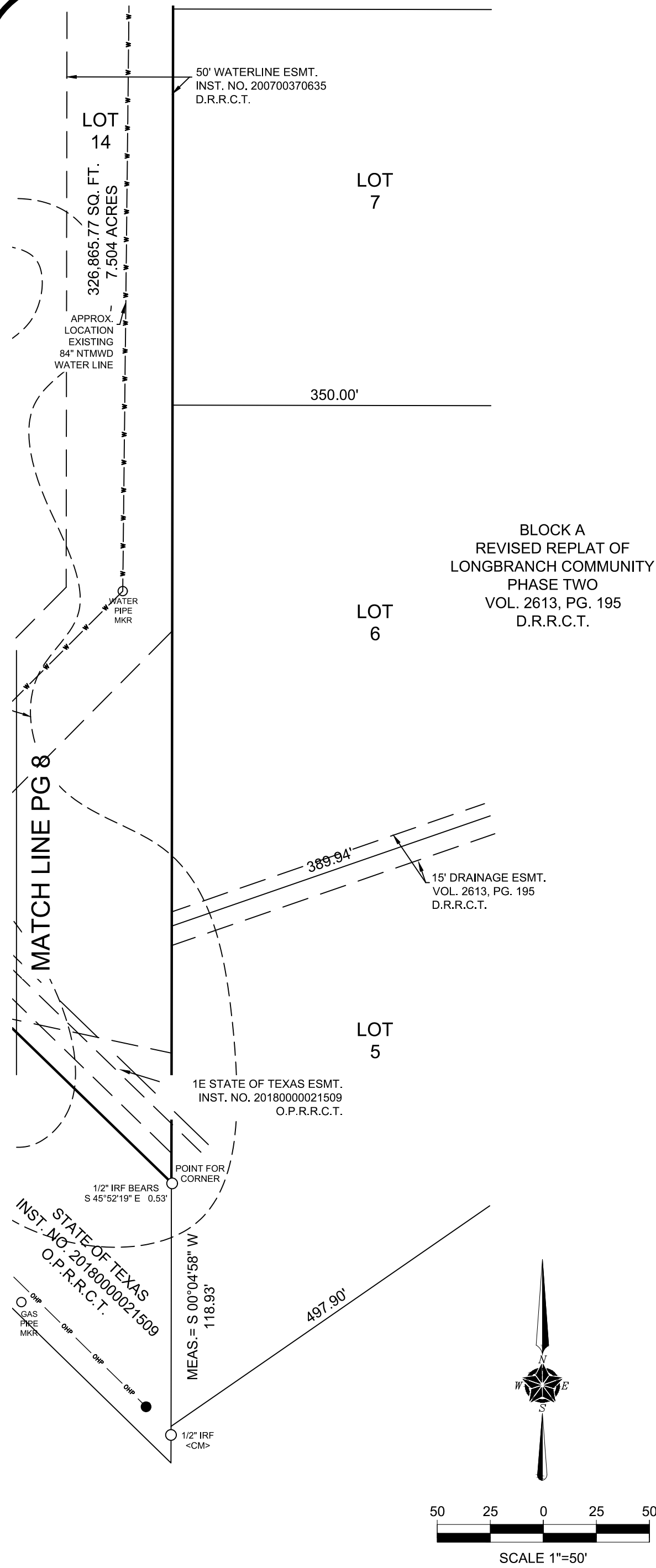
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609,533.682; Elevation= 600.48'

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

5) Zoning: Commercial (C) District



SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO.

PAGE 9 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 2018000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/13/2021)

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

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC



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

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO.

PAGE 10 OF 10

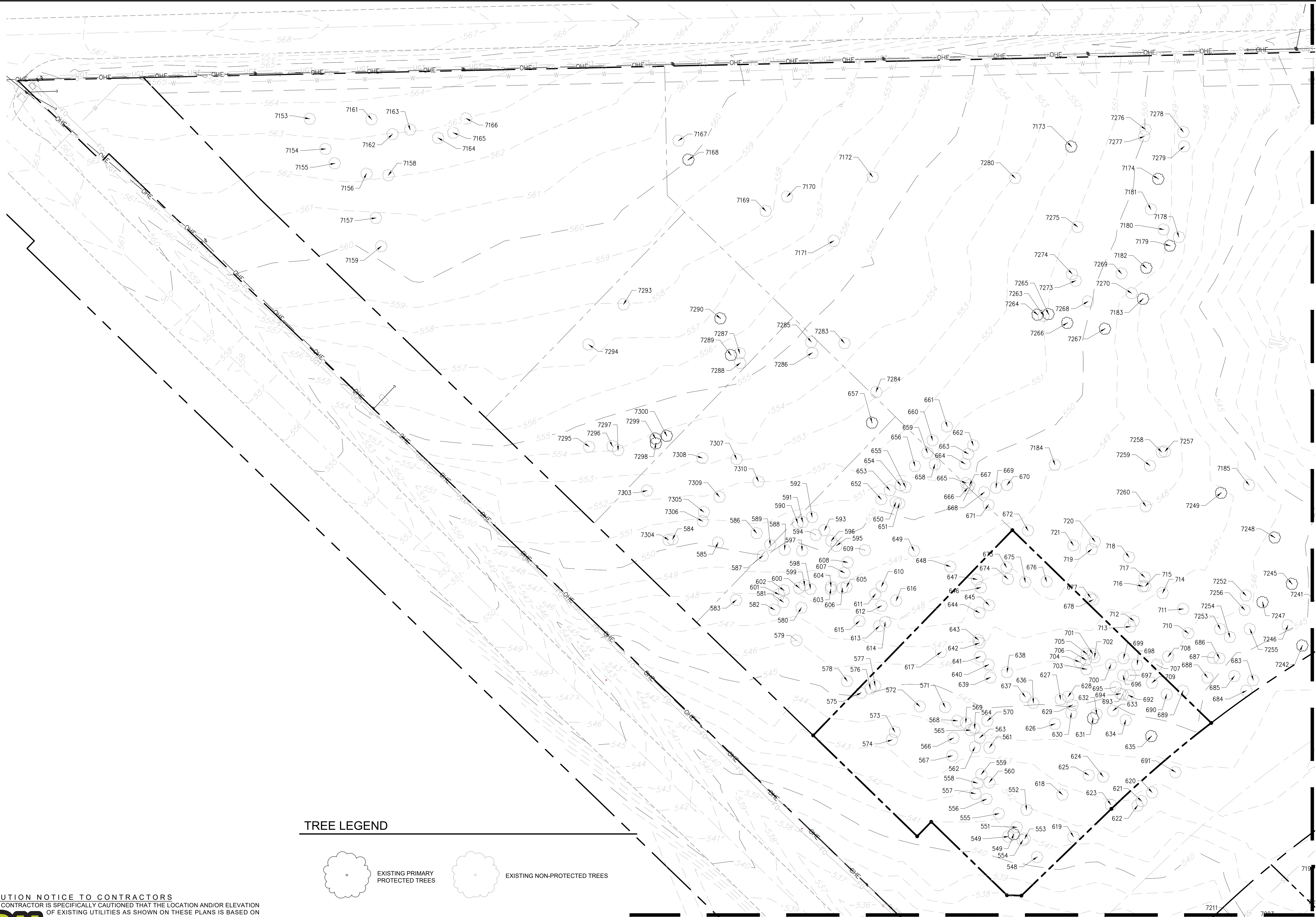
DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 40' / DRAWN: JACOB

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

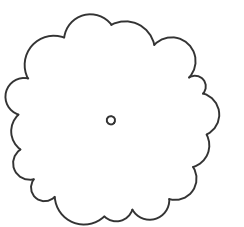
OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

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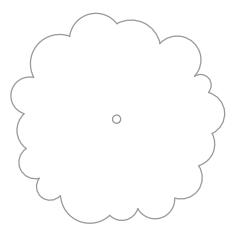
CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS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



TREE LEGEND



EXISTING PRIMARY PROTECTED TREES

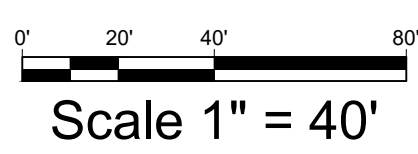


EXISTING NON-PROTECTED TREES

SEE SHEET TS-4 FOR TREE SURVEY TABLE

MATCH LINE - SEE SHEET TS-3

MATCH LINE - SEE SHEET TS-2



#	DATE	REVISION DESCRIPTION

BY	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	
DWG.	

PROJECT NO.	200-672	DRAWN BY	
DATE	5/14/2021	DESIGNED BY	
DWG.	V-BASE-OUT20200513.dwg	APPROVED BY	

TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
TS-1

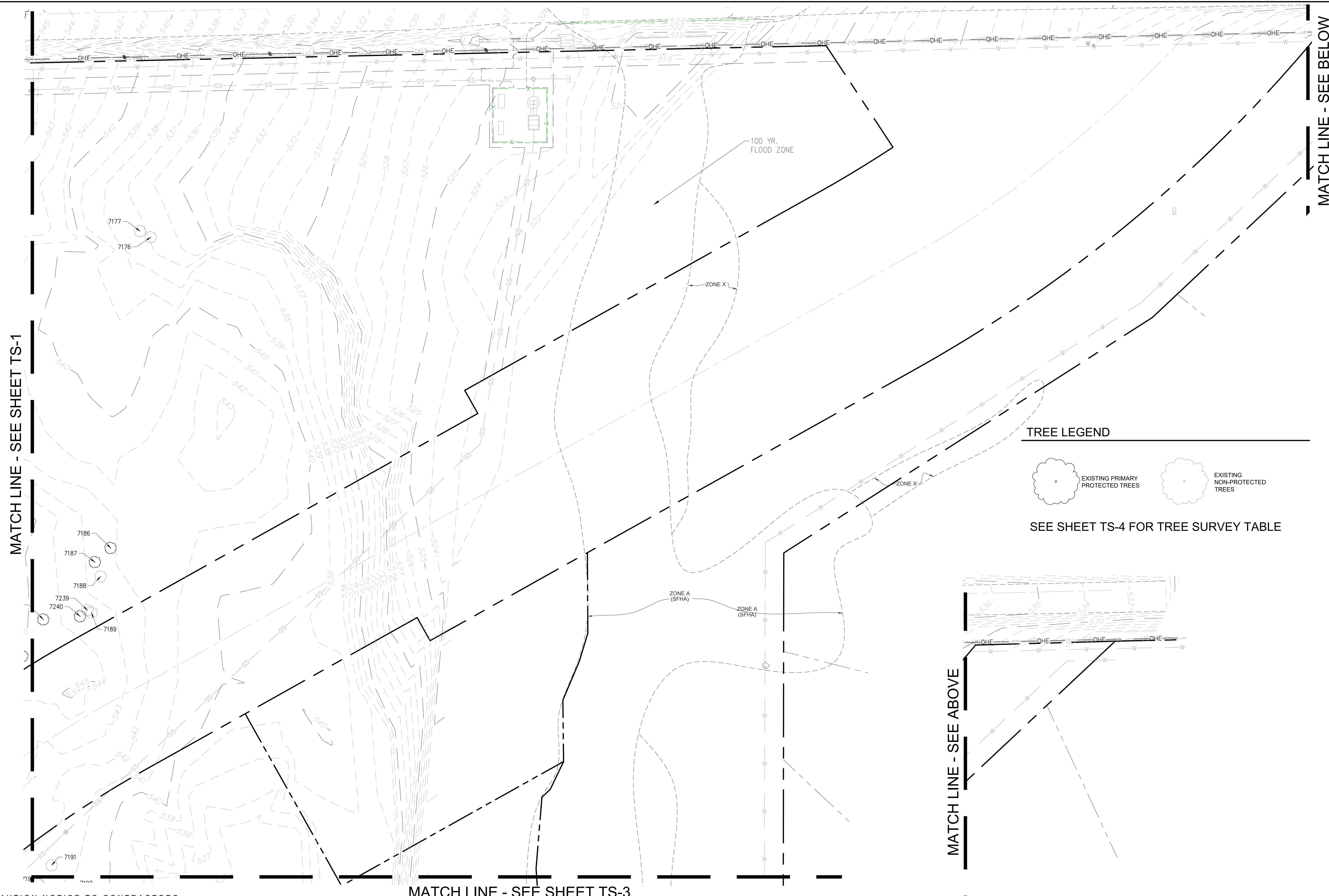
THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5605 S. GREENWAY, SUITE 200, ROCKWALL, TX 75087
 TEL: 714.932.3138 www.thedimensiongroup.com

EVERGREEN DESIGN GROUP
 ARCHITECTS
 15455 Dallas Pkwy., Ste. 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 3423
 05/14/2021

[CAD: 2002727-2.dwg] [CAD: 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [24x3618-OUT-05-05-21.dwg]
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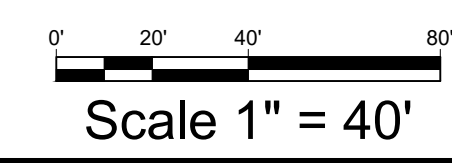
CAUTION NOTICE TO CONTRACTORS
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TREE LEGEND

EXISTING PRIMARY PROTECTED TREES
 EXISTING NON-PROTECTED TREES

SEE SHEET TS-4 FOR TREE SURVEY TABLE



MATCH LINE - SEE BELOW

MATCH LINE - SEE SHEET TS-1

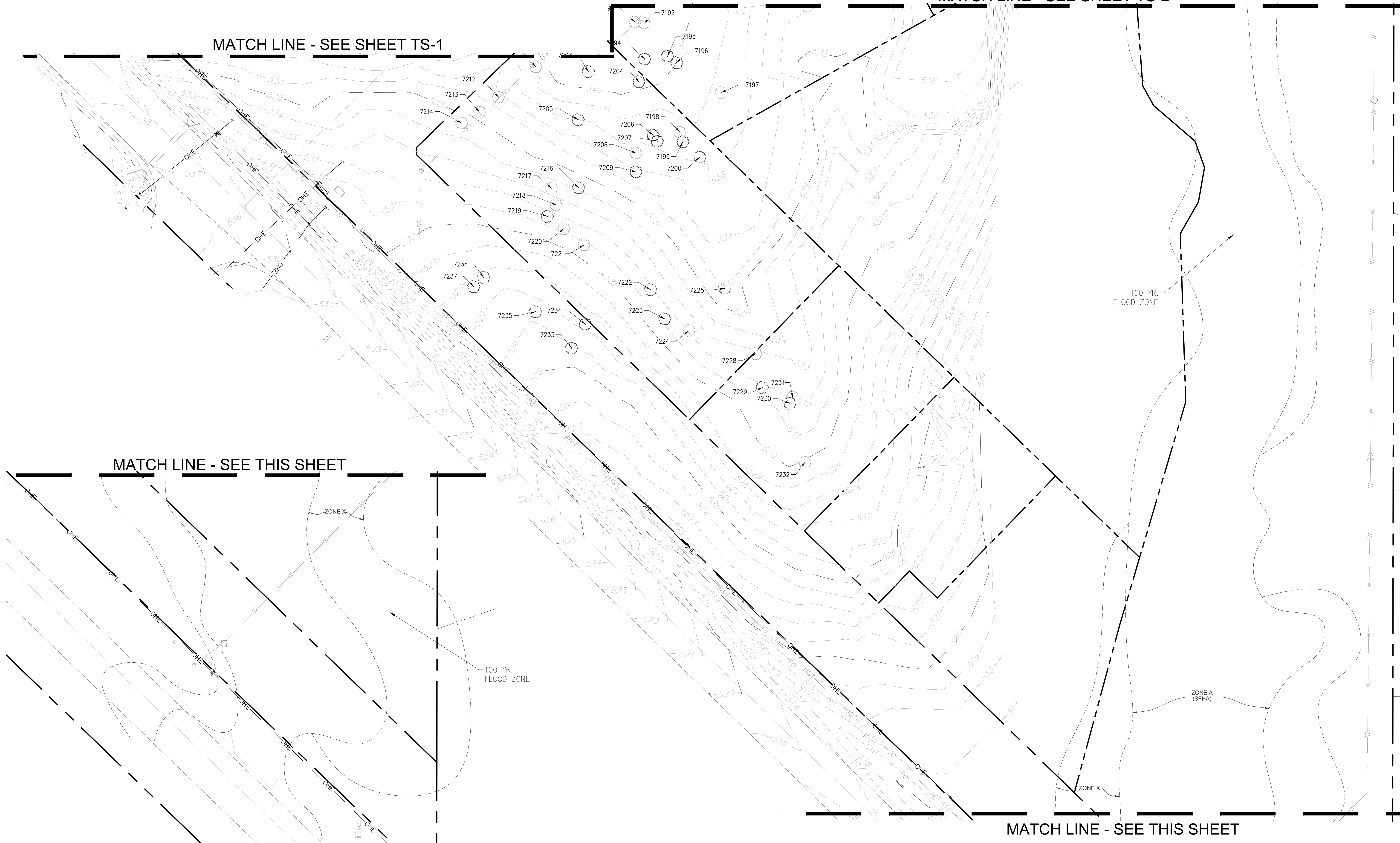
MATCH LINE - SEE SHEET TS-3

MATCH LINE - SEE ABOVE

 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING 5600 S. GARDNER ROAD, SUITE 200, ROCKWALL, TEXAS 75087 TEL: 714.582.3182 www.thedimensiongroup.com	
 800.808.6630 15455 Dallas Pkwy, Ste. 600 Addison, TX 75001 www.EvergreenDesignGroup.com	
<small>SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RIGHTS RESERVED. INCLUDING COPYRIGHT, THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</small>	
BY	
DATE	
#	REVISION DESCRIPTION
project no.	200-672
date	5/14/2021 - 10:12 am
dwg.	V-BASE-OUT20200513.dwg
drawn by	
designed by	
approved by	
TREE SURVEY PLAN CREEKSIDE COMMONS NWC STATE HIGHWAY 205 & FM 549 ROCKWALL, TEXAS	
SHEET	TS-2

MATCH LINE - SEE SHEET TS-2

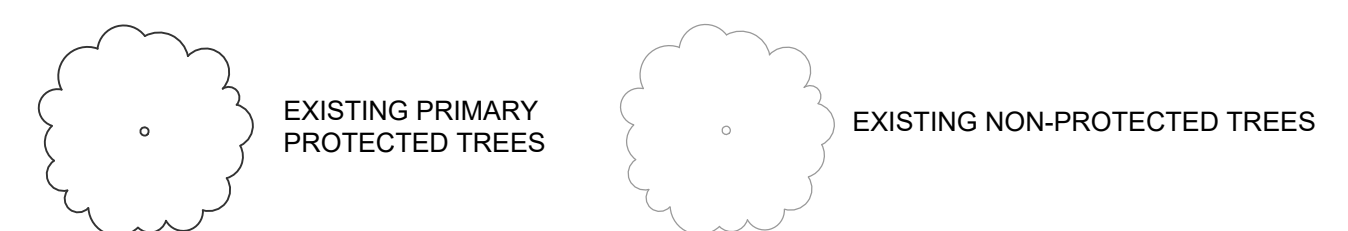
MATCH LINE - SEE SHEET TS-1



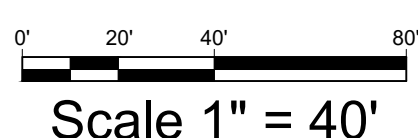
MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

TREE LEGEND



SEE SHEET TS-4 FOR TREE SURVEY TABLE



THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWAY, SUITE 2500, DALLAS, TEXAS 75206
 TEL: 714.528.2188 WWW.DIMENSIONGROUP.COM

EVERGREEN DESIGN GROUP
 8001 W. 14TH ST., SUITE 100
 DALLAS, TEXAS 75244
 WWW.EVERGREENDESIGNGROUP.COM



05/14/2021

SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RELEVANT RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

#	DATE	REVISION DESCRIPTION	BY

project no.	200-672	drawn by	
date	5/14/2021 - 10:12 am	designed by	
dwg.	V-BASE-OUT20200513.dwg	approved by	

TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
TS-3

[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT20200513.dwg May 14, 2021 - 10:12am Drawing name: C:\Users\jbray\Documents\DLA\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT20200513.dwg May 14, 2021 - 10:12am]

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

1 - BASE.dwg [C-BASE-OFFSITE.dwg] [C-BASE.dwg] [24x36Tb8-GREEKSIDE.dwg]
Drawing name: L:\PROJECT DEVELOPMENT\2020\200-672 & 200-673 - TBD - Rockwall, TX (205 & 549)\02 Civil\CD\Sheet\CD\PW.1--PRELIMINARY WATER PLAN.dwg May 14, 2021 - 10:20am

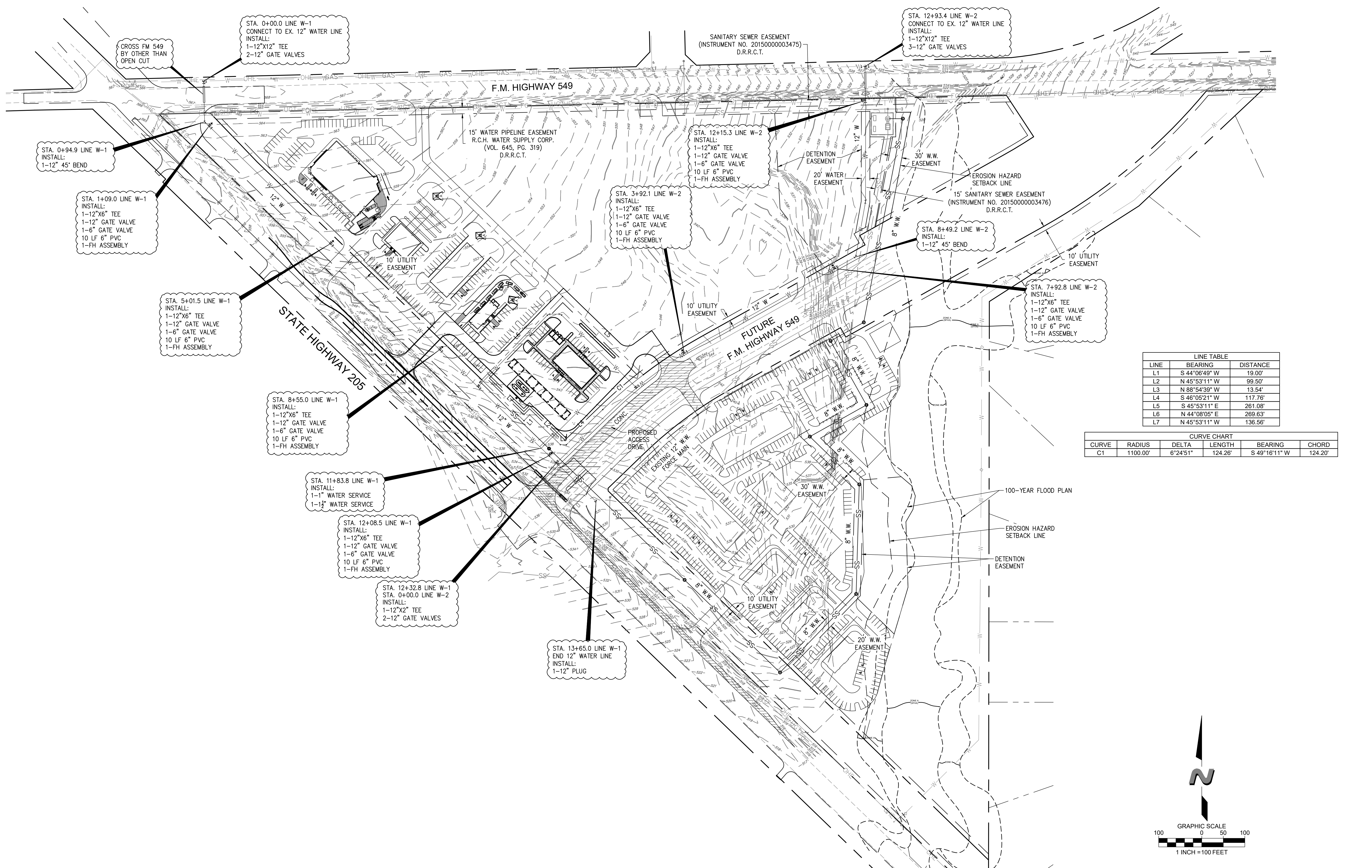
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CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

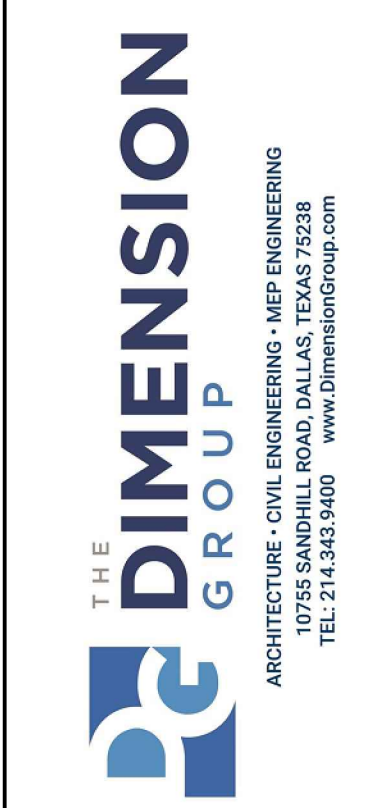
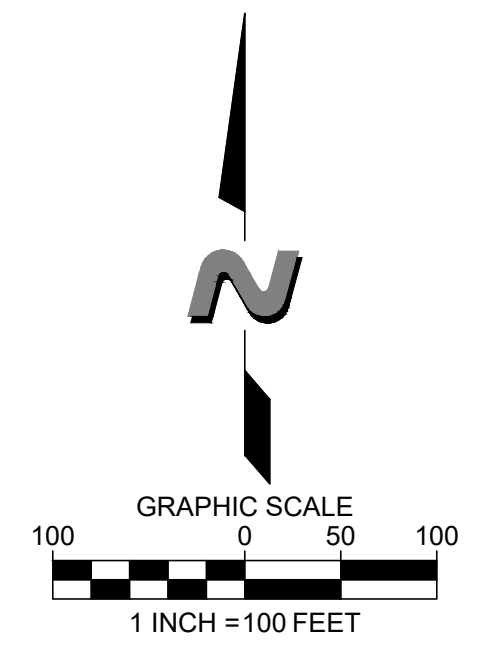


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 45°53'11" W	99.50'
L3	N 88°54'39" W	13.54'
L4	S 46°05'21" W	117.76'
L5	S 45°53'11" E	261.08'
L6	N 44°08'05" E	269.63'
L7	N 45°53'11" W	136.56'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'



THE STATE ENGINEER OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 5/14/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

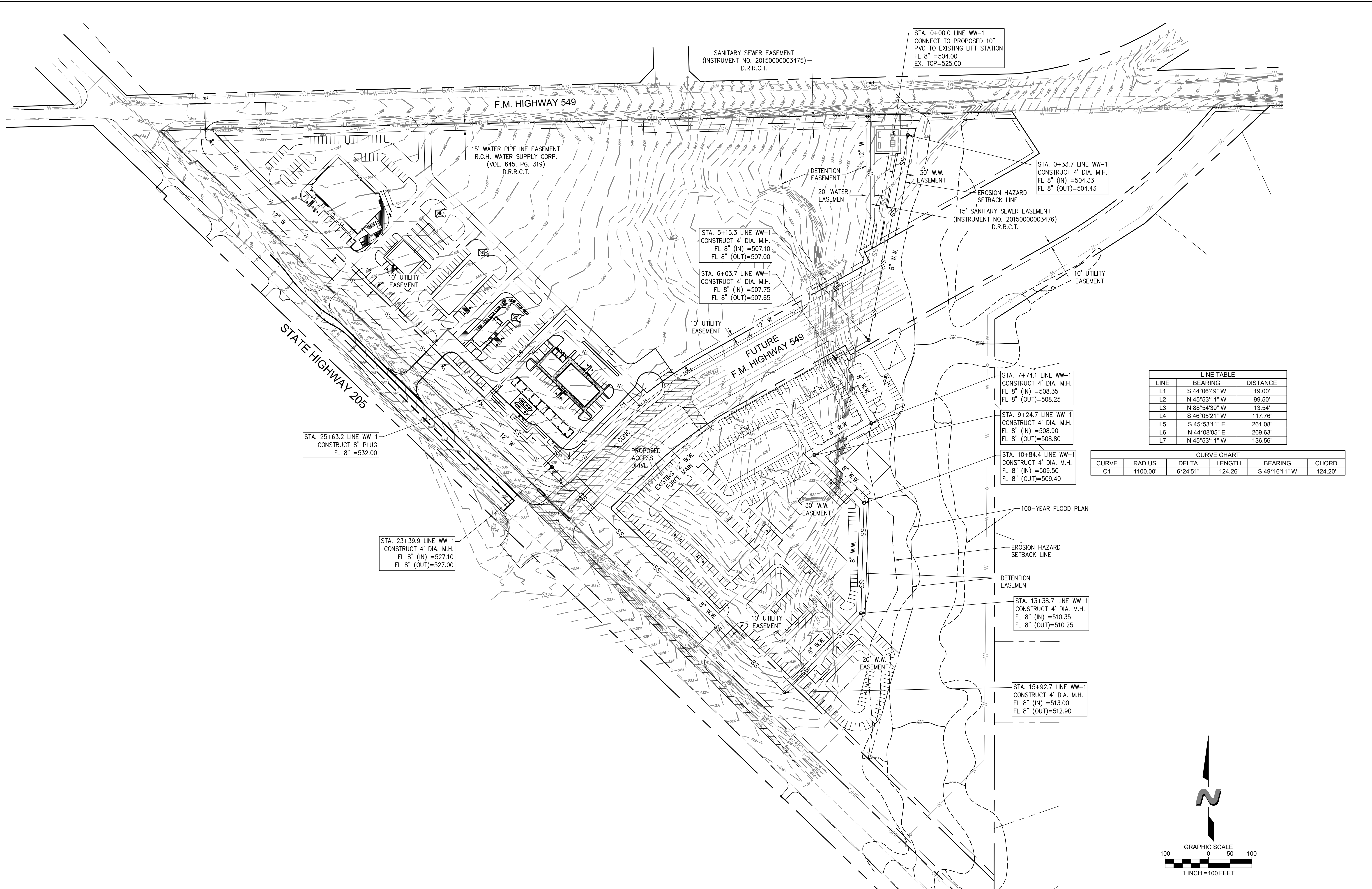
TBPE FIRM REGISTRATION #F-8396

#	DATE	REVISION DESCRIPTION	BY	DATE	PROJECT NO.	DATE	DWG.	DESIGNED BY	APPROVED BY

PRELIMINARY WATER PLAN
CREEKSIDE COMMONS
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
PW.1

[V-BASE.dwg] [C-BASE-OFFSITE.dwg] [C-BASE.dwg] [24x36TB8-GREEKSIDE.dwg] [L-PRUDENT DEVELOPMENT\2020\200-672 & 200-673 - TBD - Rockwall, TX (205 & 549)\02 Civil\CD\Sheet\CD\PWW.1-PRELIMINARY WASTEWATER PLAN.dwg May 14, 2021 - 10:18am
 Drawing name: L-PRUDENT DEVELOPMENT\2020\200-672 & 200-673 - TBD - Rockwall, TX (205 & 549)\02 Civil\CD\Sheet\CD\PWW.1-PRELIMINARY WASTEWATER PLAN.dwg



STA. 5+15.3 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =507.10
 FL 8" (OUT)=507.00
 STA. 6+03.7 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =507.75
 FL 8" (OUT)=507.65

STA. 0+00.0 LINE WW-1
 CONNECT TO PROPOSED 10"
 PVC TO EXISTING LIFT STATION
 FL 8" =504.00
 EX. TOP=525.00

STA. 0+33.7 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =504.33
 FL 8" (OUT)=504.43

STA. 25+63.2 LINE WW-1
 CONSTRUCT 8" PLUG
 FL 8" =532.00

STA. 23+39.9 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =527.10
 FL 8" (OUT)=527.00

STA. 7+74.1 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =508.35
 FL 8" (OUT)=508.25

STA. 9+24.7 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =508.90
 FL 8" (OUT)=508.80

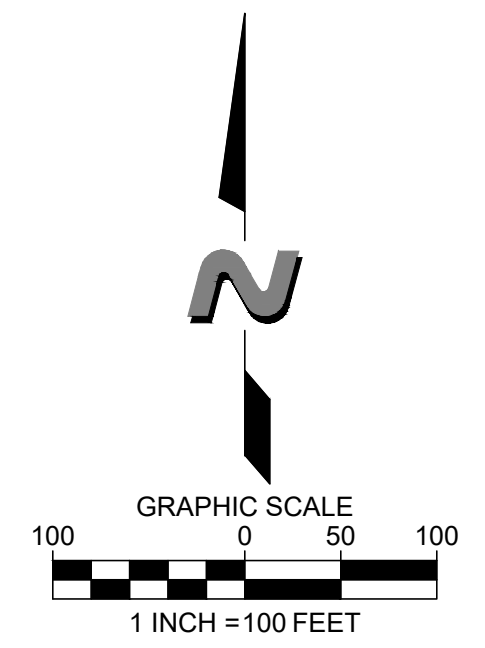
STA. 10+84.4 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =509.50
 FL 8" (OUT)=509.40

STA. 13+38.7 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =510.35
 FL 8" (OUT)=510.25

STA. 15+92.7 LINE WW-1
 CONSTRUCT 4" DIA. M.H.
 FL 8" (IN) =513.00
 FL 8" (OUT)=512.90

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L1	S 44°06'49" W	19.00'
L2	N 45°53'11" W	99.50'
L3	N 88°54'39" W	13.54'
L4	S 46°05'21" W	117.76'
L5	S 45°53'11" E	261.08'
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L7	N 45°53'11" W	136.56'

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C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

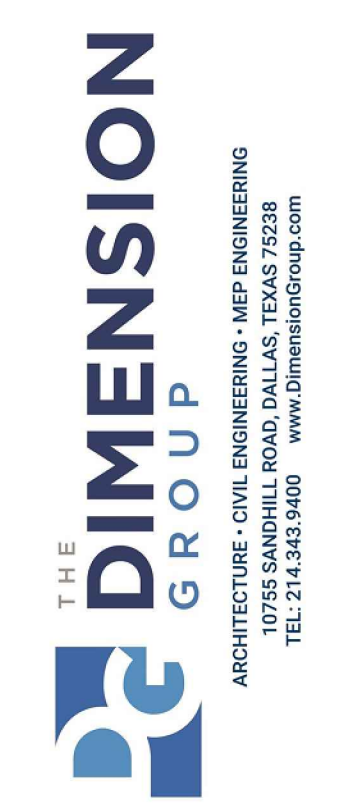


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 PRELIMINARY REVIEW UNDER THE
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 P.E. 125077 ON 5/14/2021
 IT IS NOT TO BE USED FOR
 CONSTRUCTION PURPOSES.

THESE PLANS AND THE RIGHTS OF PROFESSIONAL
 SERVICE AND ARE PROTECTED BY COPYRIGHT LAW.
 INCLUDING COPYRIGHT. THEY MAY NOT BE
 REPRODUCED OR USED FOR ANY PURPOSES
 WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL GROUP.

DATE	BY	REVISION DESCRIPTION

Project no.	200-672	drawn by	
date	5/14/2021 - 10:18 am	designed by	
dwg.	PWW.1-PRELIMINARY WASTEWATER PLAN.dwg	approved by	

PRELIMINARY WASTEWATER PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
PWW.1

Parcel Map Check Report

Client:

Tract One
Creekside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141' East: 2,604,961.9068'

Segment# 1: Line

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

Segment# 2: Line

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

Segment# 3: Curve

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

Segment# 4: Line

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

Segment# 5: Line

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

Segment# 6: Line
Course: S60°45'08"W Length: 437.07'
North: 7,008,925.9704' East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58' Radius: 1,110.00'
Delta: 14°41'22" Tangent: 143.08'
Chord: 283.80' Course: S53°26'21"W
Course In: S29°12'58"E Course Out: N43°54'20"W
RP North: 7,007,957.1764' East: 2,606,643.8673'
End North: 7,008,756.9160' East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W Length: 117.82'
North: 7,008,675.0820' East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W Length: 13.64'
North: 7,008,675.4900' East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W Length: 99.40'
North: 7,008,744.6900' East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W Length: 19.03'
North: 7,008,731.0370' East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W Length: 863.35'
North: 7,009,332.1582' East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W Length: 158.12'
North: 7,009,446.2141' East: 2,604,961.9068'

Perimeter: 4,447.54' Area: 793,730.47Sq.Ft.
Error Closure: 0.0088 Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creekside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line

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

Segment# 2: Line

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

Segment# 3: Line

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

Segment# 4: Line

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

Segment# 5: Line

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

Segment# 6: Line

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

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: June 7, 2021
APPLICANT: Keaton Mai; *Dimension Group*
CASE NUMBER: P2021-027; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

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

PLAT INFORMATION

- The purpose of the applicant's request is to preliminary plat a 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirement stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements of these documents.
- According to Section 38-8(f)(1), *Expiration of Plats*, of the Municipal Code of Ordinances, "(t)he applicant shall submit a final plat to the city for the entire area for which a preliminary plat has been approved, within one year of the date of approval or conditional approval of the preliminary plat. If the property owner fails to submit a final plat application within such period, the preliminary plat shall lapse, and all further proceedings concerning the subdivision shall terminate. The applicant shall be required to submit a new preliminary plat, as required by this chapter, subject to all zoning and subdivision standards then in effect."
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On May 25, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 **TBD**

SUBDIVISION **ABS 0080, WW Ford Survey**

LOT **Tract 17-5** BLOCK **TBD**

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Mixed use**

ACREAGE **34.484**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **14**

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

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

OWNER **Rockwall 205 Investors LLC**

APPLICANT **The Dimension Group**

CONTACT PERSON **Russell Phillips**

CONTACT PERSON **Keaton Mai**

ADDRESS **1 Candlelite Trail**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Heath, TX 75032**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-446-7734**

PHONE **214-600-1152**

E-MAIL **rphil404@aol.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

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

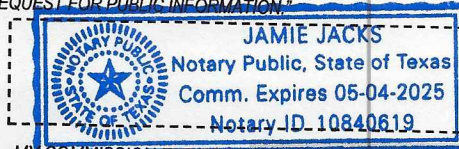
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 717.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE MAY 14 DAY OF 2021. BY SIGNING THIS APPLICATION, 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 13 DAY OF May, 2021.

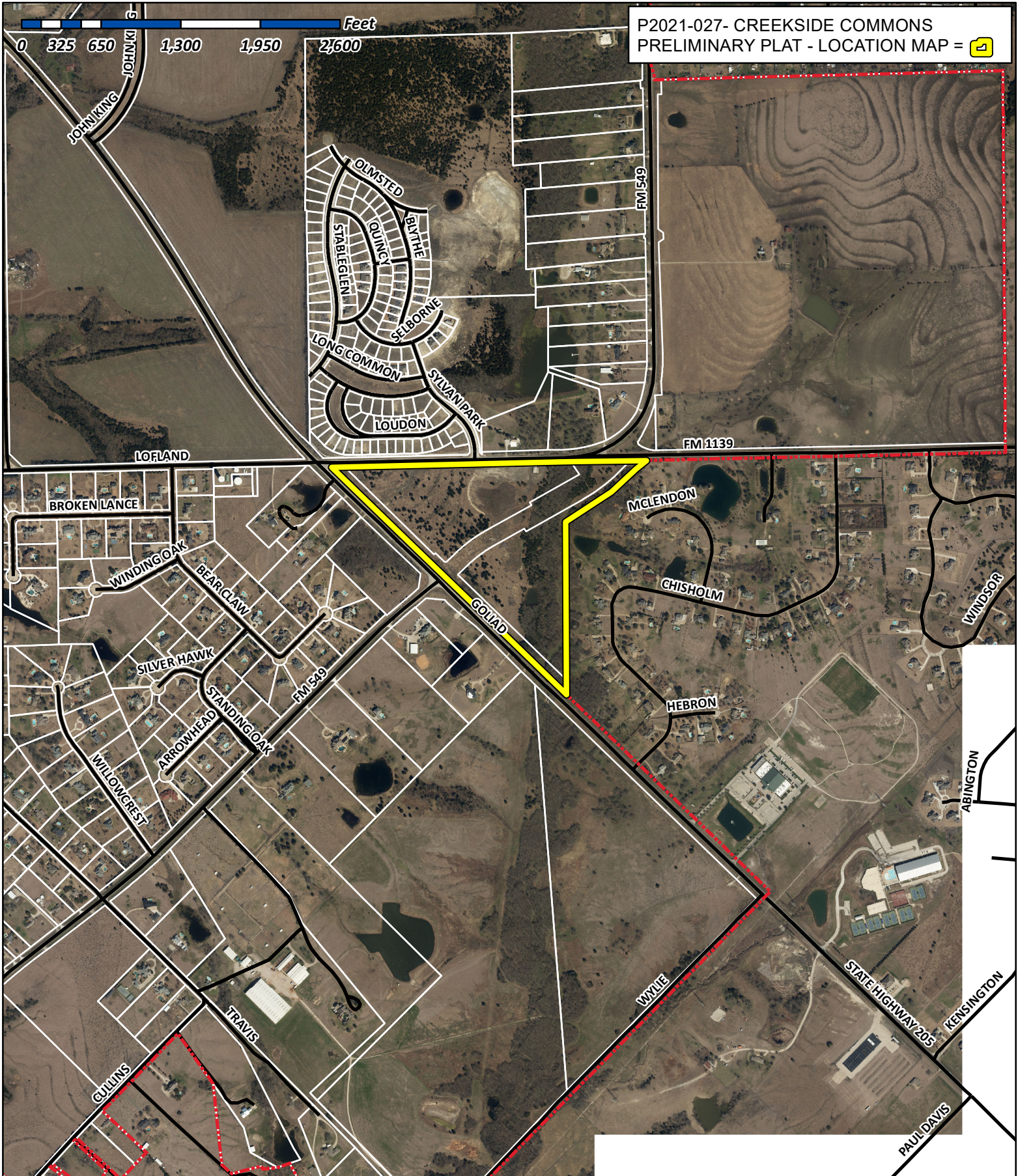
OWNER'S SIGNATURE

Russell Phillips

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



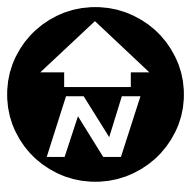
P2021-027- CREEKSIDE COMMONS
 PRELIMINARY PLAT - LOCATION MAP =

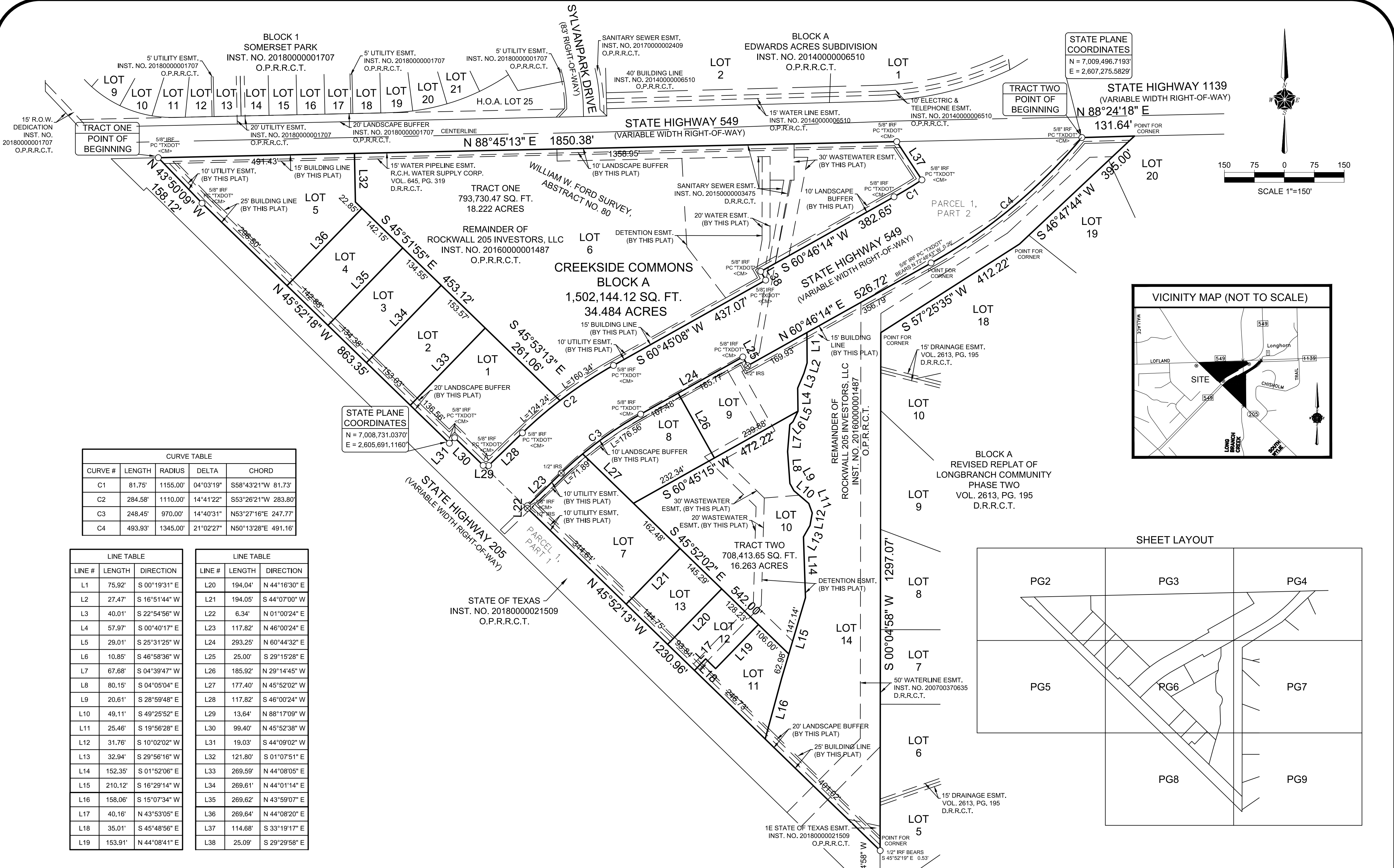


City of Rockwall

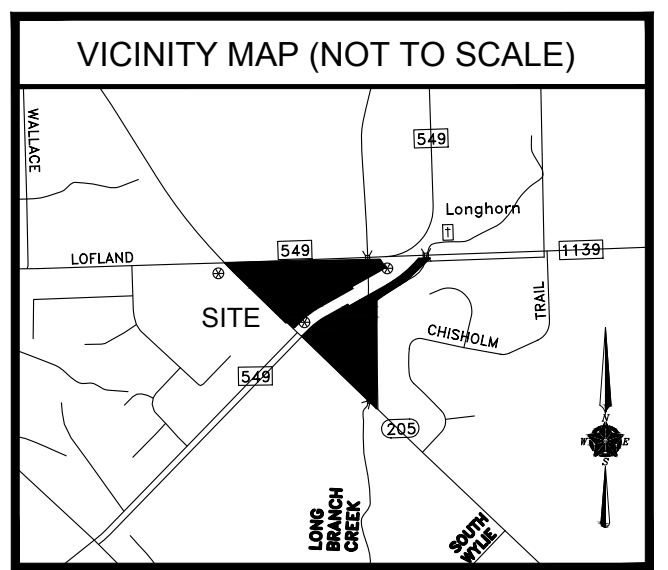
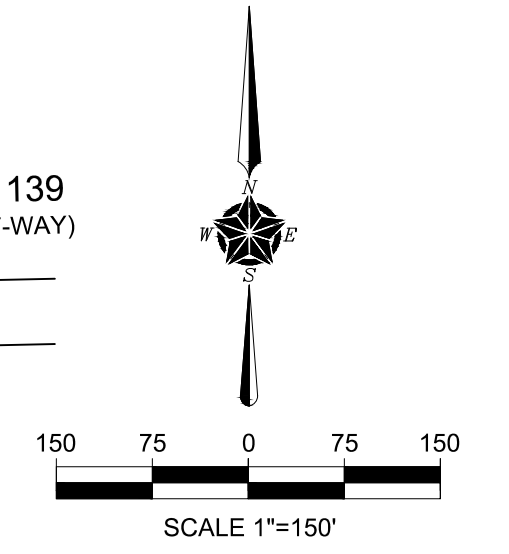
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





STATE PLANE COORDINATES
 N = 7,009,496.7193'
 E = 2,607,275.5829'



CURVE TABLE

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	40.16'	N 43°53'05" E
L18	35.01'	S 45°48'56" E
L19	153.91'	N 44°08'41" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L20	194.04'	N 44°16'30" E
L21	194.05'	S 44°07'00" W
L22	6.34'	N 01°00'24" E
L23	117.82'	N 46°00'24" E
L24	293.25'	N 60°44'32" E
L25	25.00'	S 29°15'28" E
L26	185.92'	N 29°14'45" W
L27	177.40'	N 45°52'02" W
L28	117.82'	S 46°00'24" W
L29	13.64'	N 88°17'09" W
L30	99.40'	N 45°52'38" W
L31	19.03'	S 44°09'02" W
L32	121.80'	S 01°07'51" E
L33	269.59'	N 44°08'05" E
L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

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

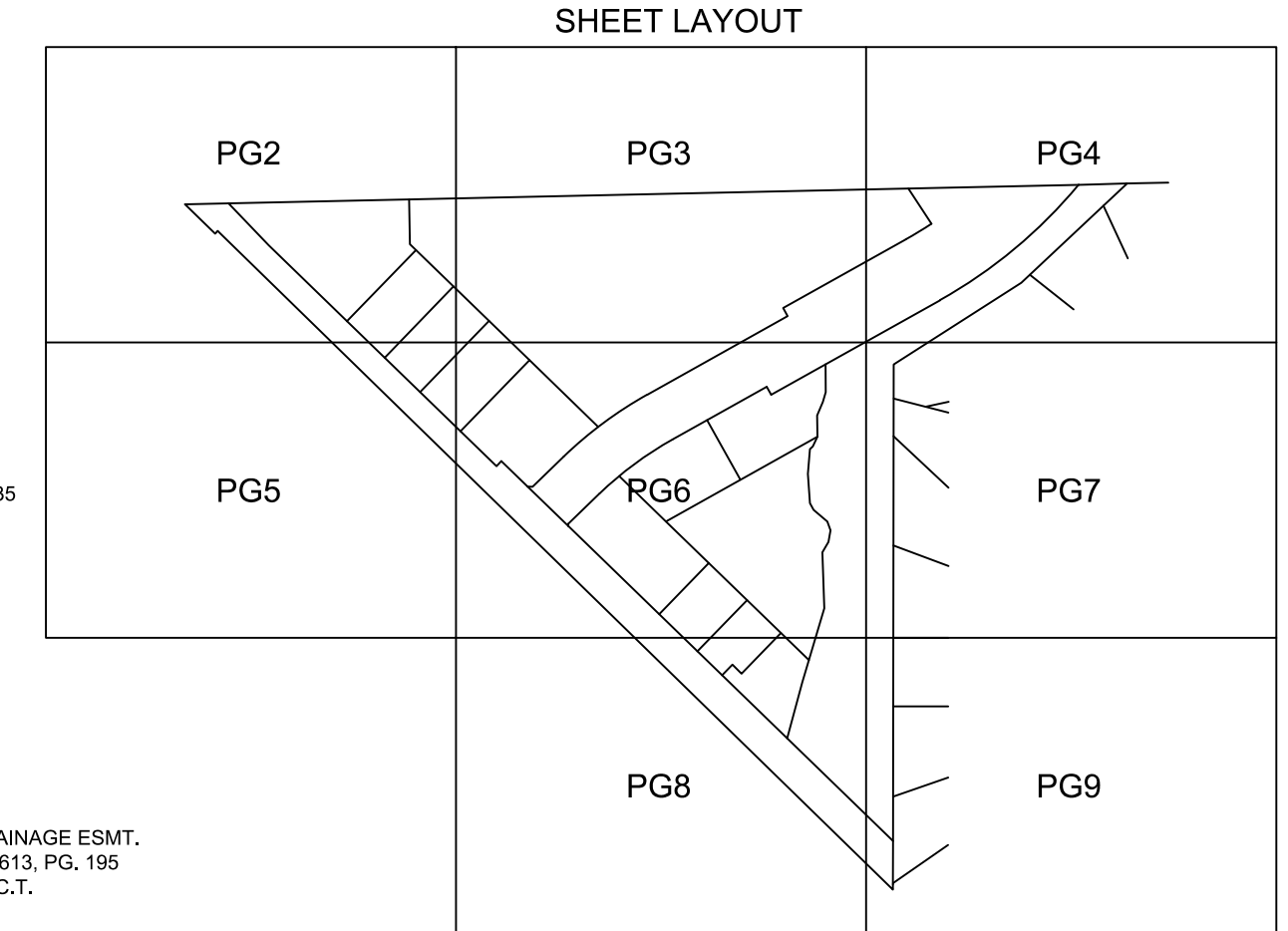
ENGINEER
 THE DIMENSION GROUP
 10755 SANDILL ROAD
 DALLAS, TEXAS 75238
 attn: KEATON MAI

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

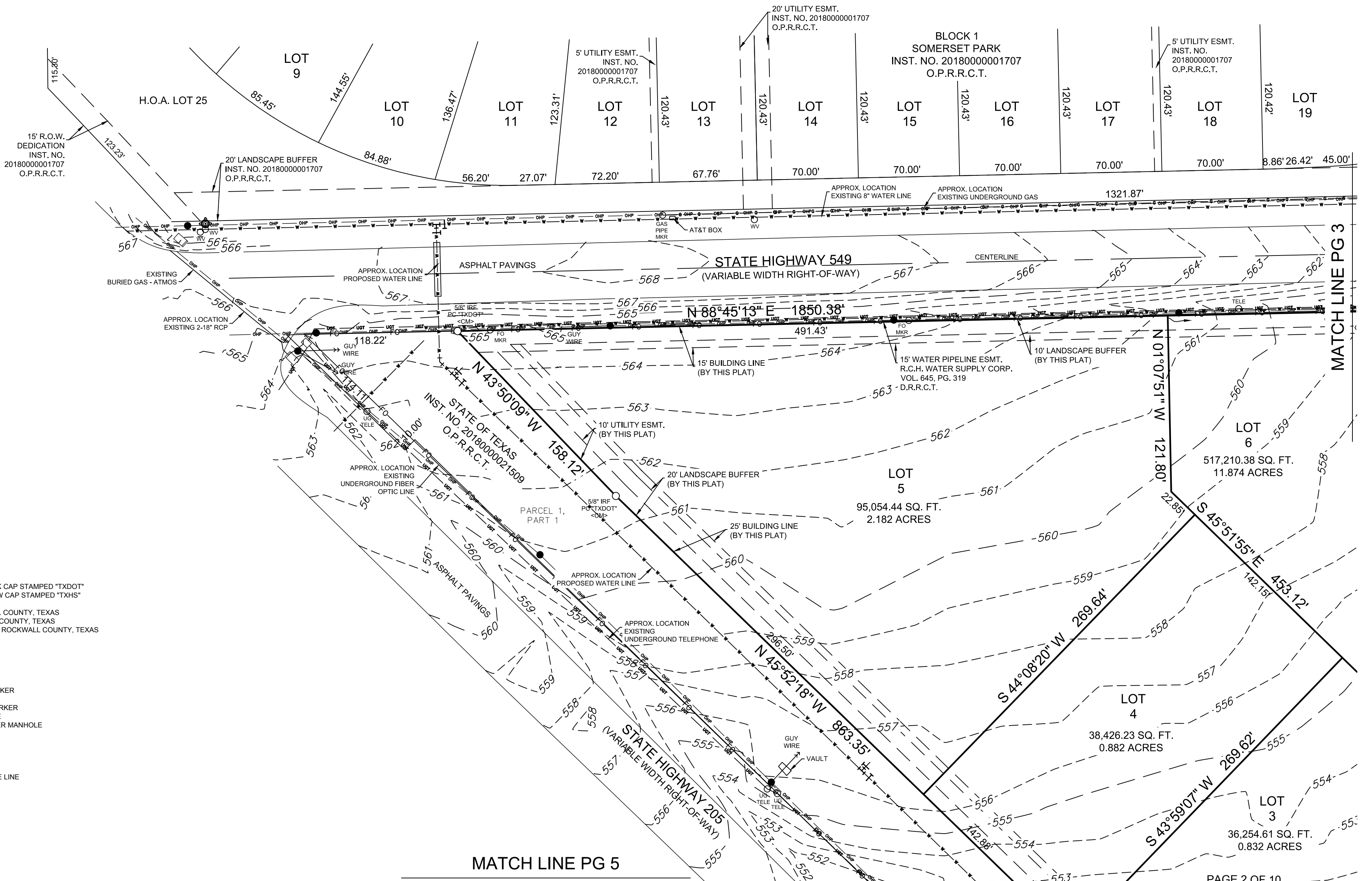
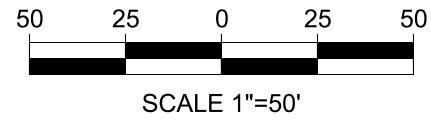


TEXAS HERITAGE SURVEYING, LLC

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



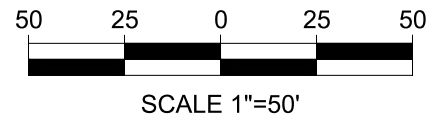
PRELIMINARY PLAT
CREEKSIDE COMMONS
 LOTS 1-14, BLOCK A
 BEING TRACTS OF LAND SITUATED IN THE
 WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 1,502,144.12 SQUARE FEET / 34.484 ACRES
 CASE NO.



LEGEND:

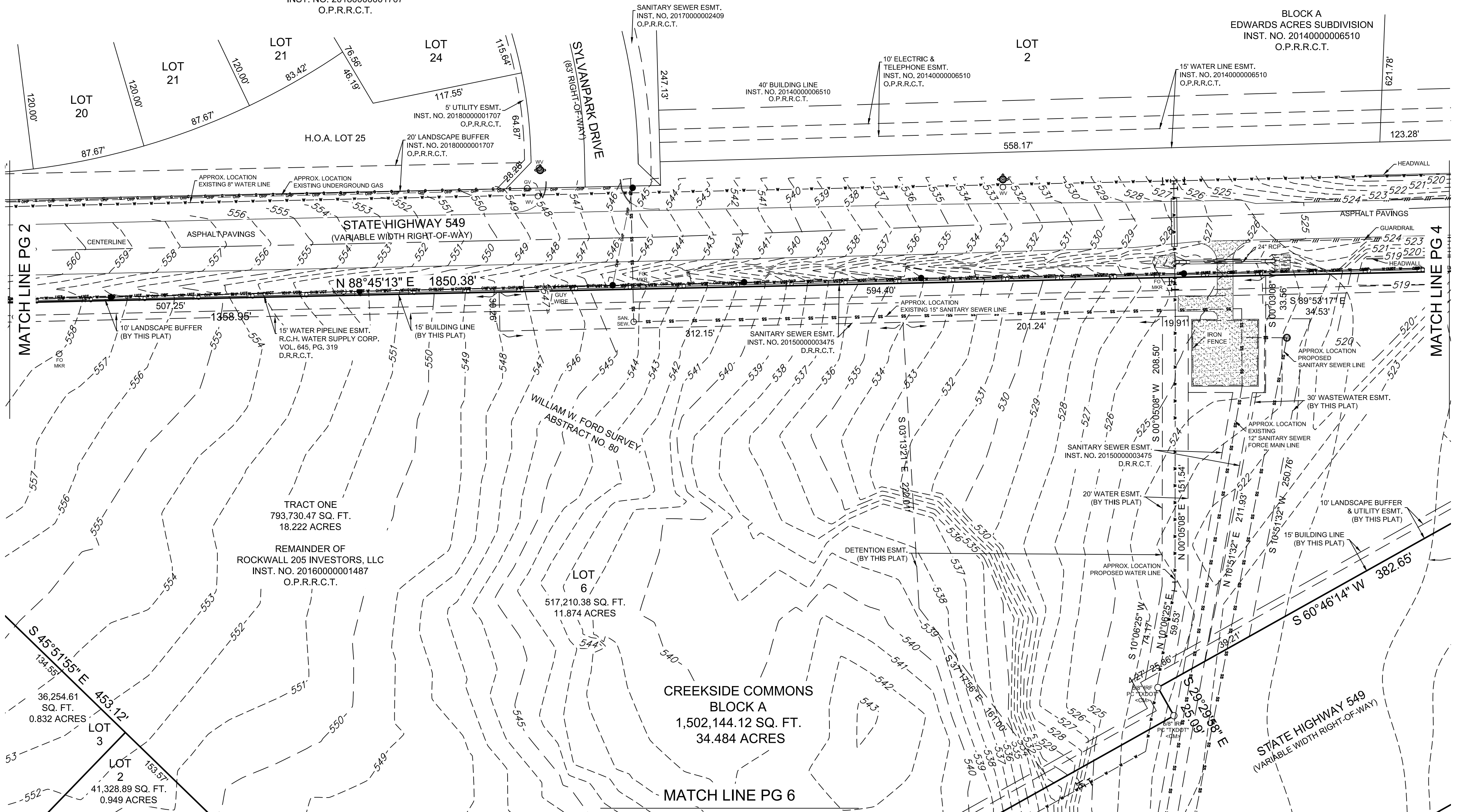
- | | |
|--------------|---|
| IRF | IRON ROD FOUND |
| PC "TXDOT" | IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT" |
| IRS | IRON ROD SET WITH YELLOW CAP STAMPED "TXHS" |
| <CM> | CONTROLLING MONUMENT |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| M.R.R.C.T. | MAP RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| ESMT. | EASEMENT |
| HW | WATER VALVE |
| GV | GAS VALVE |
| FO MKR | FIBER OPTIC MARKER |
| UGC MKR | UNDERGROUND CABLE MARKER |
| TELE | TELEPHONE PEDESTAL |
| CPM | CATHODIC PROTECTION MARKER |
| SAN. SEW. | SANITARY SEWER MANHOLE |
| | PROPOSED SANITARY SEWER MANHOLE |
| | POWER POLE |
| | FIRE HYDRANT |
| | GAS METER |
| | GUARD RAIL |
| OHWP | OVERHEAD POWER LINE |
| UGT | UNDERGROUND TELEPHONE LINE |
| FO | FIBER OPTIC LINE |
| SS | SANITARY SEWER LINE |
| G | UNDERGROUND GAS LINE |
| | CONCRETE PAVING |

MATCH LINE PG 5



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

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



TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES
REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 2016000001487
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

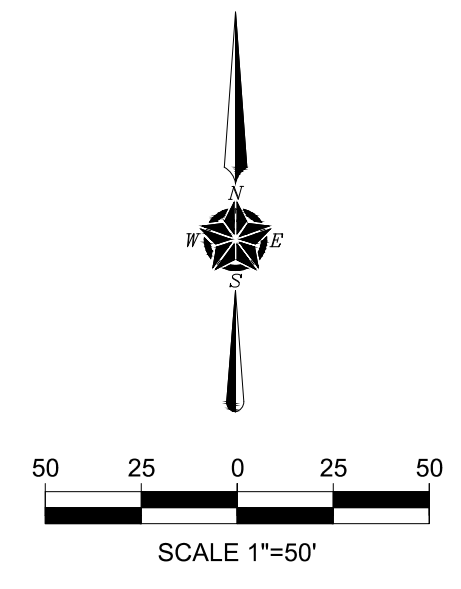
CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

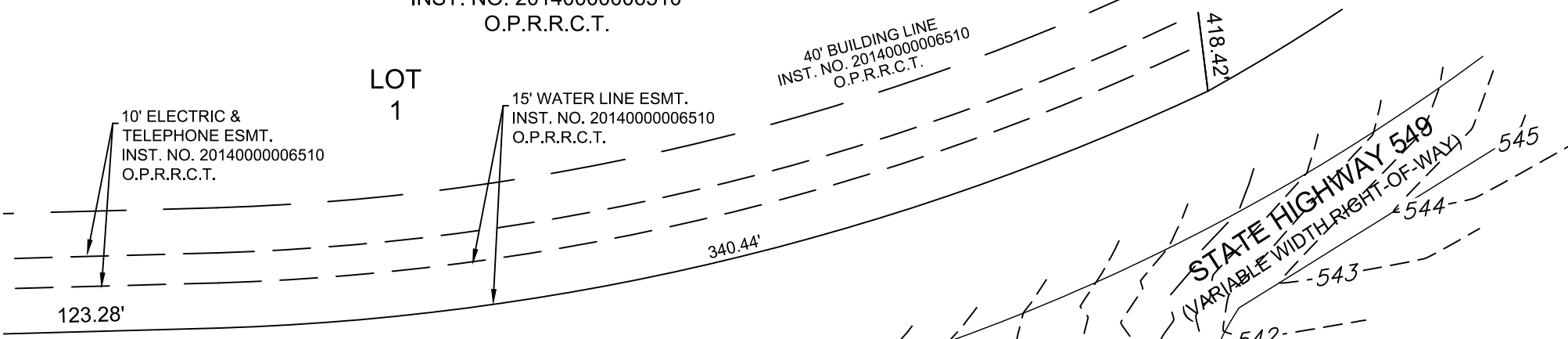
STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 6



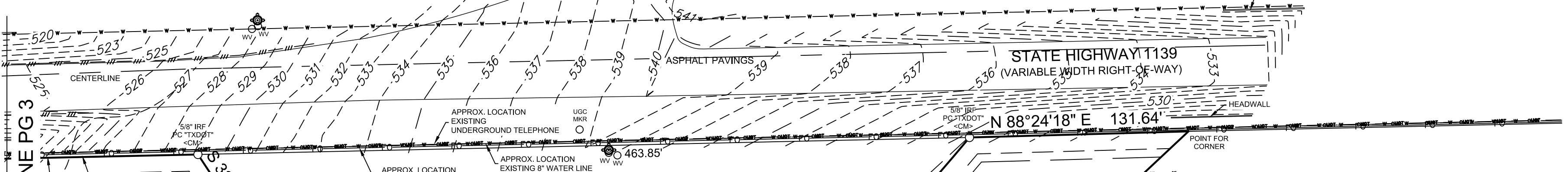
BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.

LOT 1

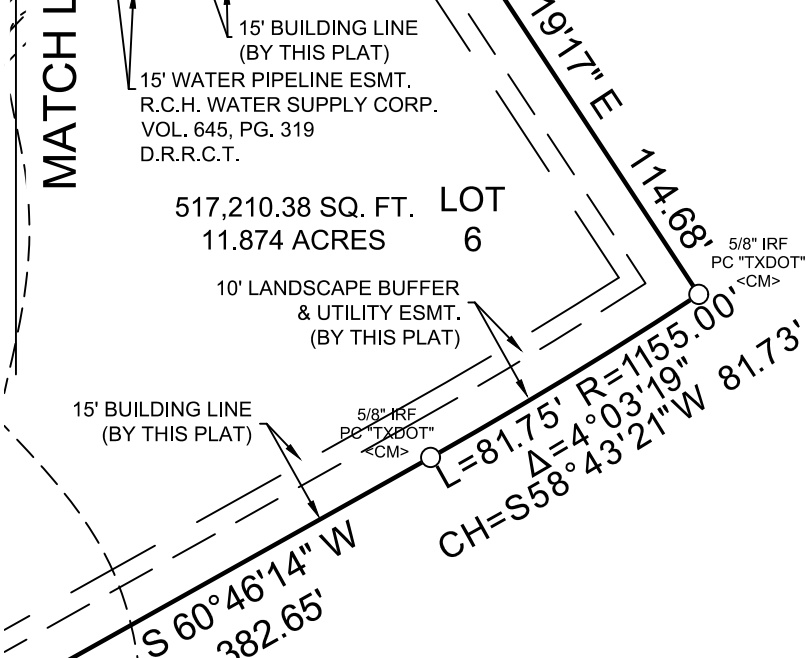


STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)



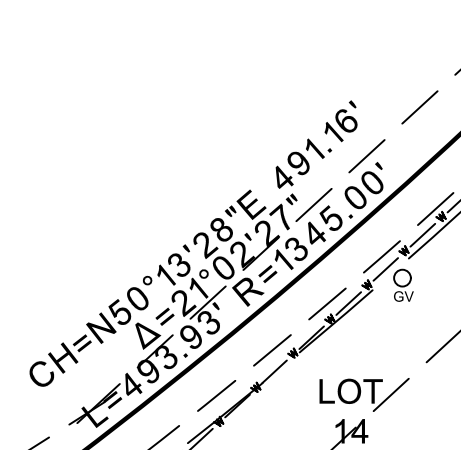
MATCH LINE PG 3



LOT 6

517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1,
PART 2

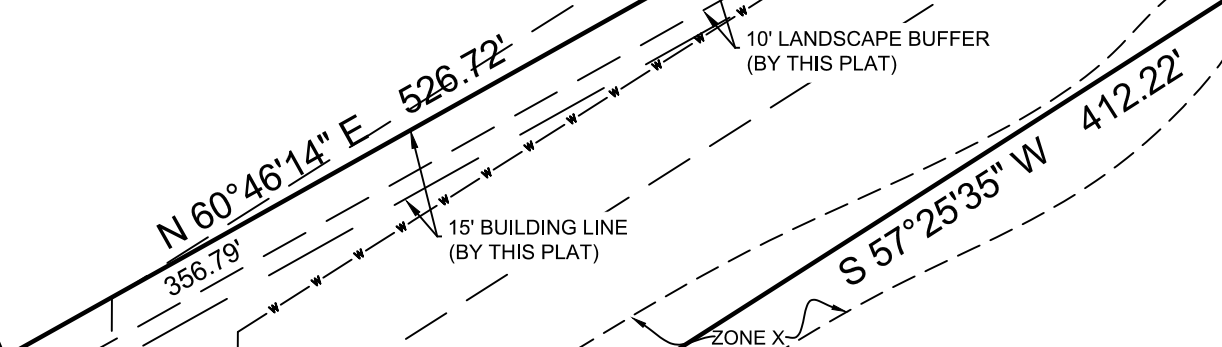


LOT 14

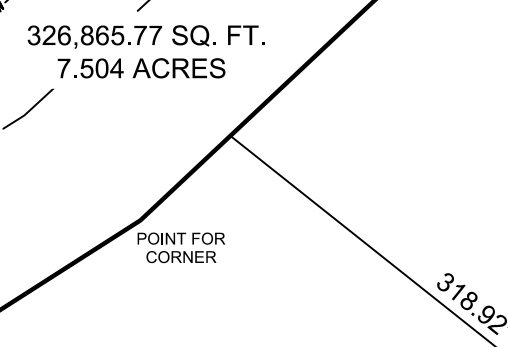
326,865.77 SQ. FT.
7.504 ACRES

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

ZONE X'



LOT 18

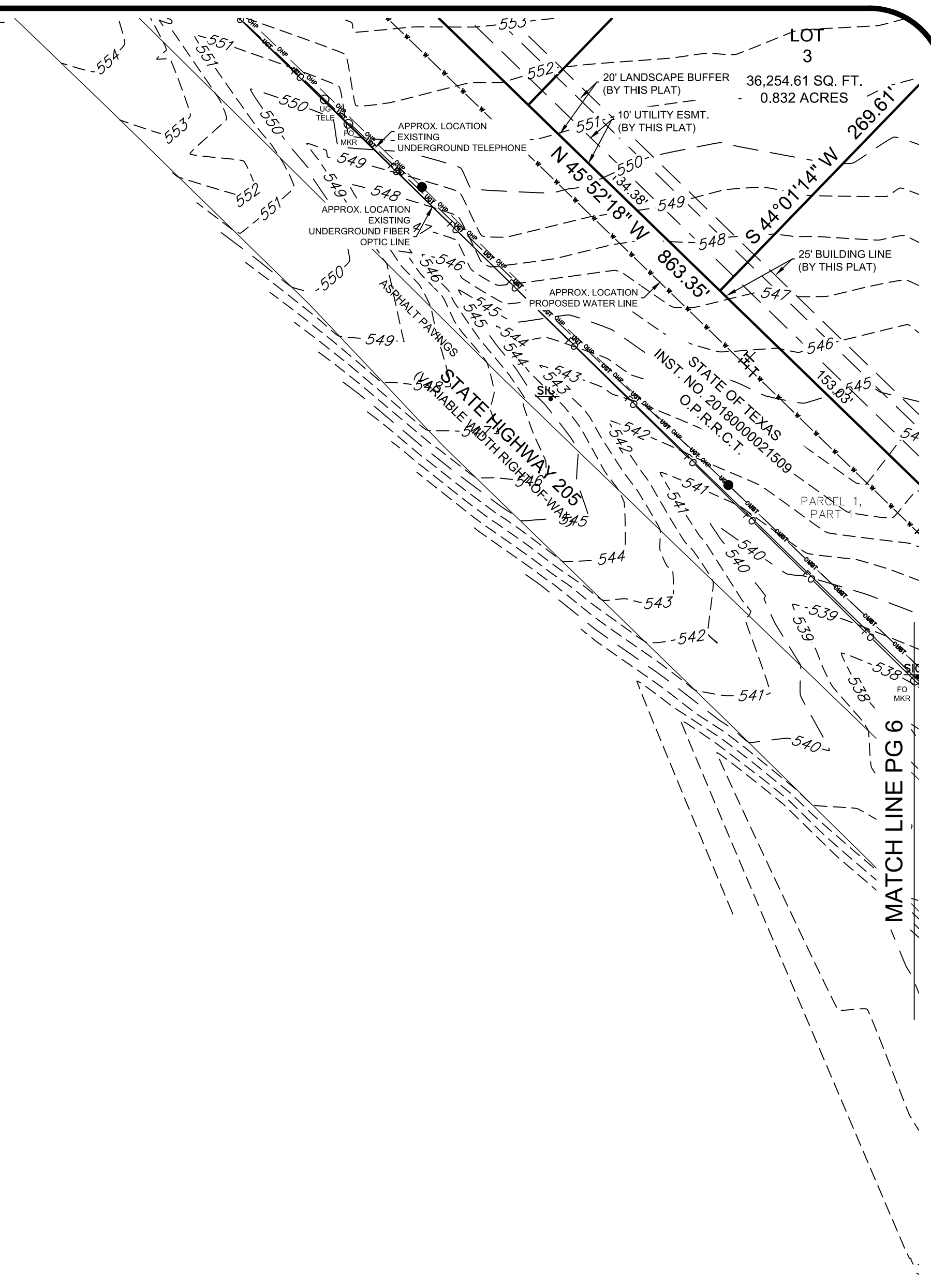
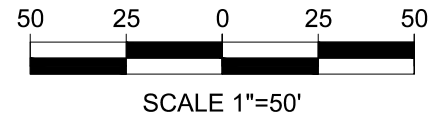


LOT 19

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

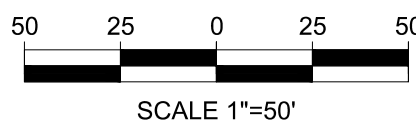
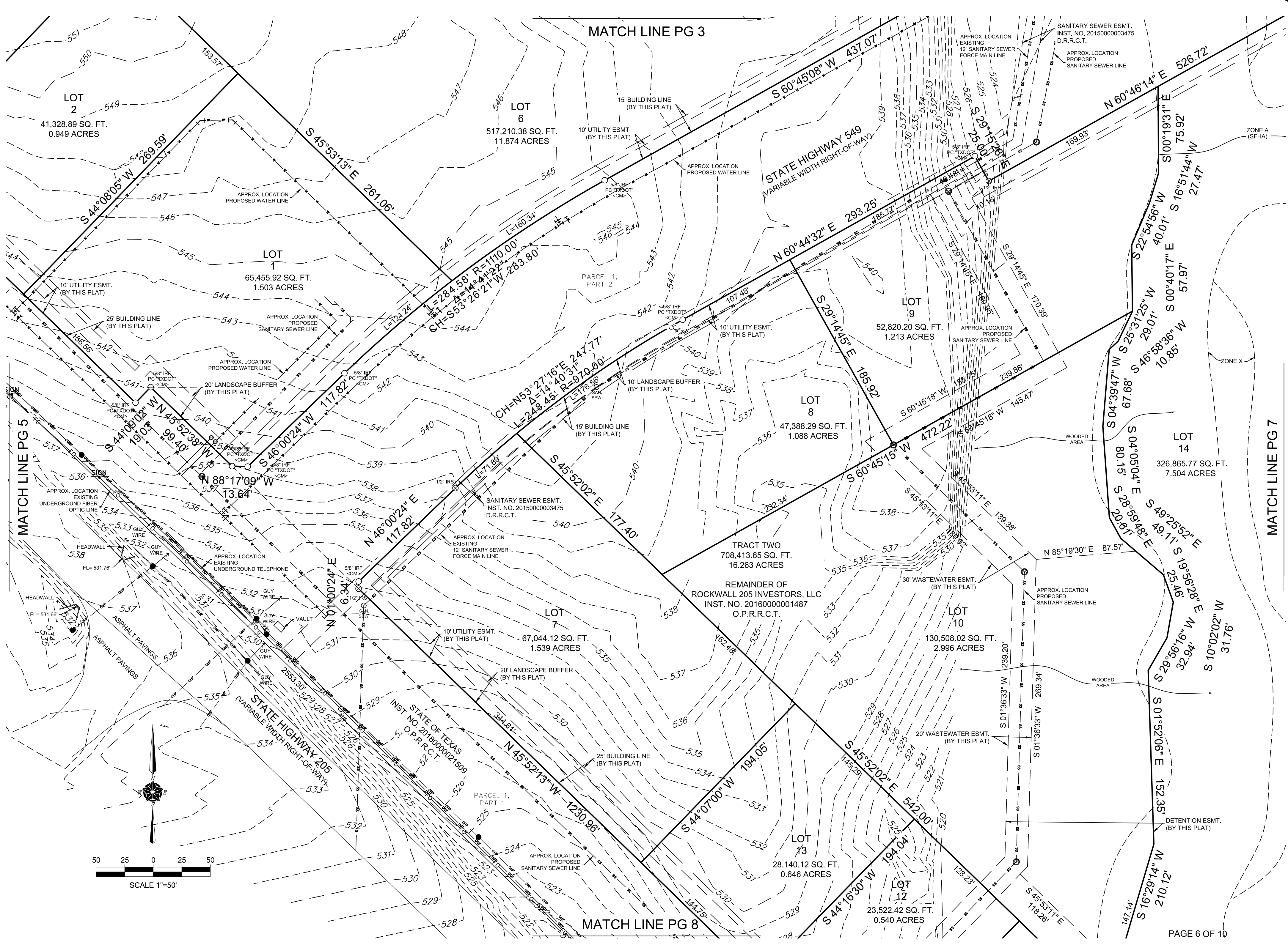
MATCH LINE PG 7

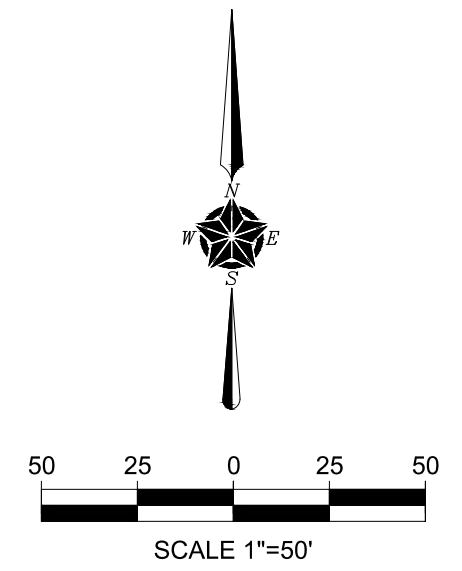
MATCH LINE PG 2



MATCH LINE PG 6

MATCH LINE PG 3





LOT 18

POINT FOR CORNER

ZONE A (SFHA)

534.15'
154.00'

15' DRAINAGE ESMT.
VOL. 2613, PG. 195
D.R.R.C.T.

LOT 10

545.12'

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

MATCH LINE PG 6

LOT 14

326,865.77 SQ. FT.
7.504 ACRES

LOT 9

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

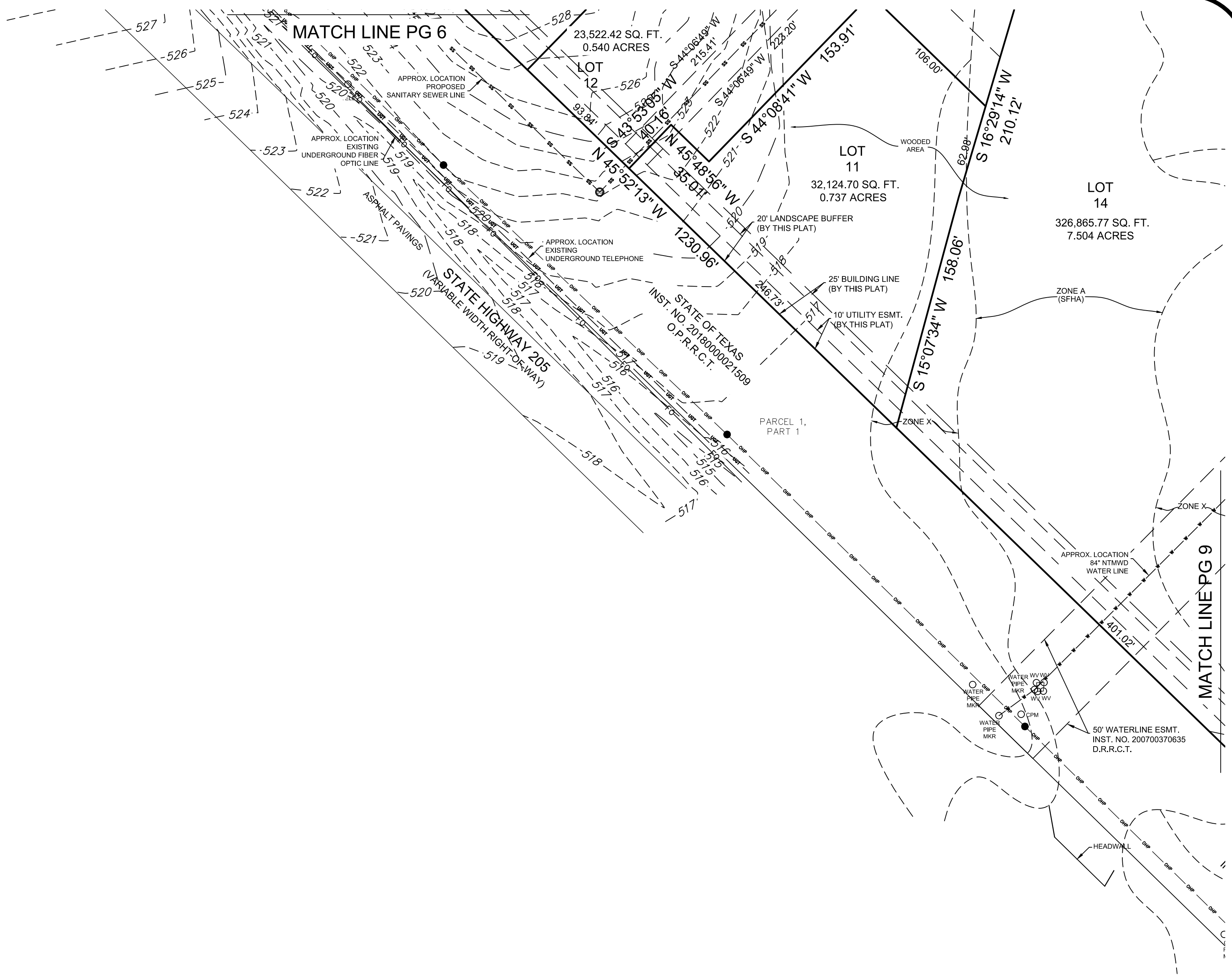
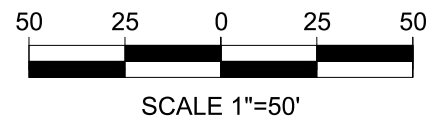
385.53'

APPROX. LOCATION
EXISTING
84" INT. W/D
WATER LINE

LOT 8

S 00°04'58" W 1297.07'

350.00'



MATCH LINE PG 7

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

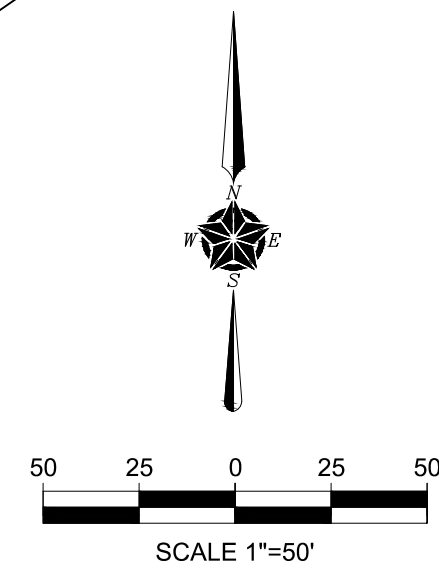
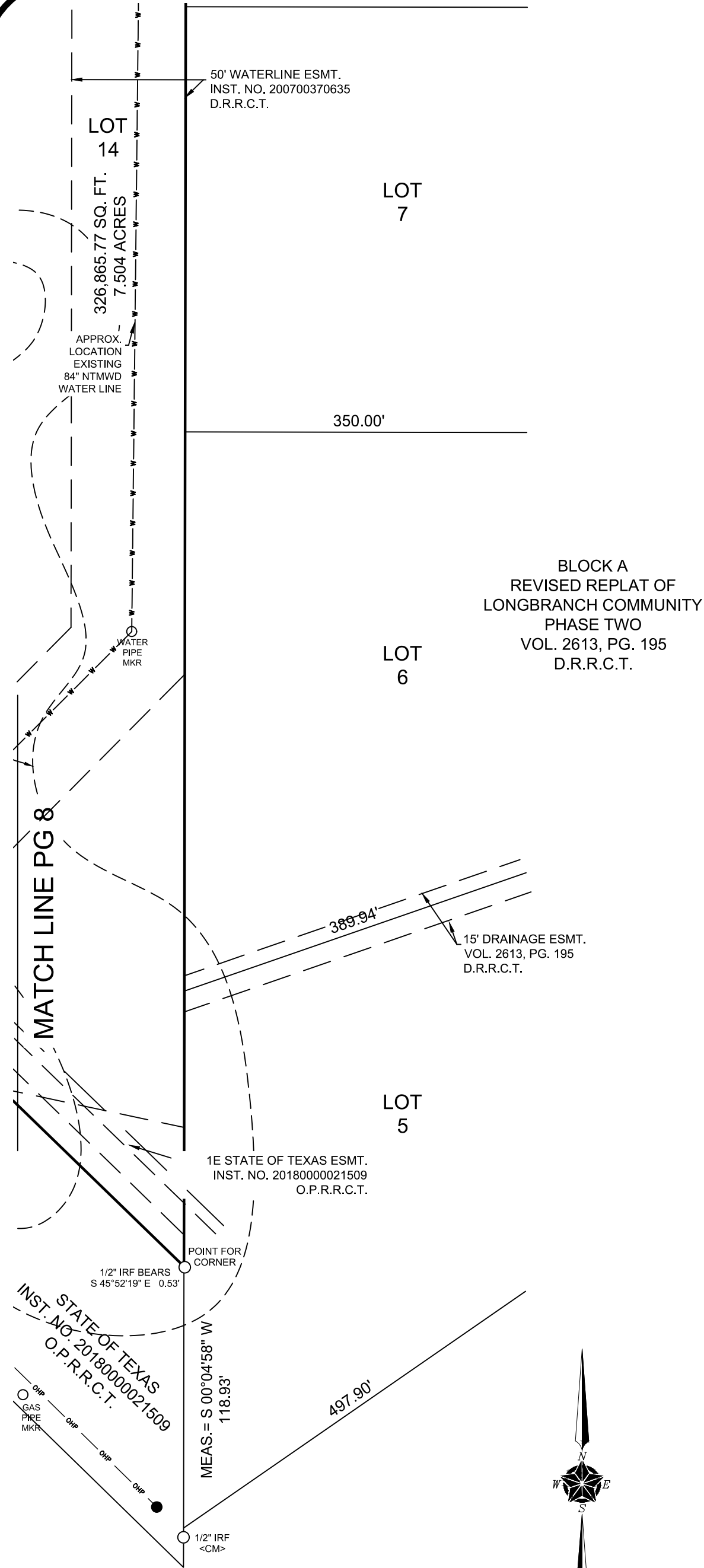
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609,533.682; Elevation= 600.48'

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

5) Zoning: Commercial (C) District



SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO.

PAGE 9 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 2018000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

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

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

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/13/2021)

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

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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

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

PAGE 10 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 40' / DRAWN: JACOB


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

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



[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x3618x-OUT-05-05-21.dwg]
 Drawing name: C:\Users\jbray\Documents\DRBLA\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED V-BASE-OUT20200513.dwg May 14, 2021 - 10:13am

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



TREE LEGEND



EXISTING PRIMARY PROTECTED TREES

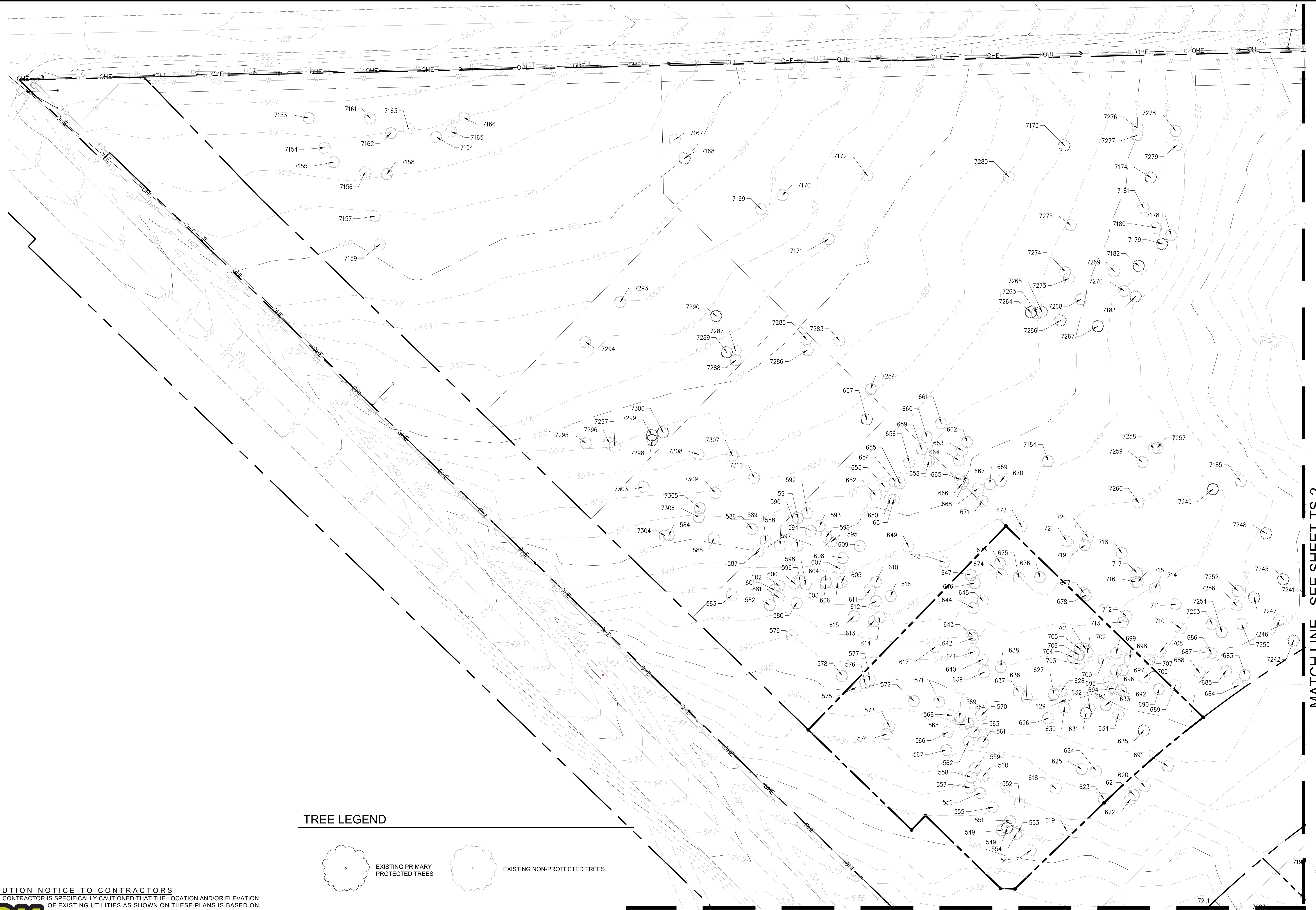


EXISTING NON-PROTECTED TREES

SEE SHEET TS-4 FOR TREE SURVEY TABLE

MATCH LINE - SEE SHEET TS-3

MATCH LINE - SEE SHEET TS-2



EVERGREEN DESIGN GROUP
 (800) 666-6630
 15455 Dallas Pkwy, Ste. 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

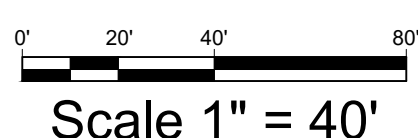
THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWAY, SUITE 200, ADDISON, TX 75001
 TEL: 714.582.8188 www.dimensiongroup.com

#	DATE	REVISION DESCRIPTION

BY	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	200-672
DATE	5/14/2021 - 10:13 am
DWG.	V-BASE-OUT20200513.dwg

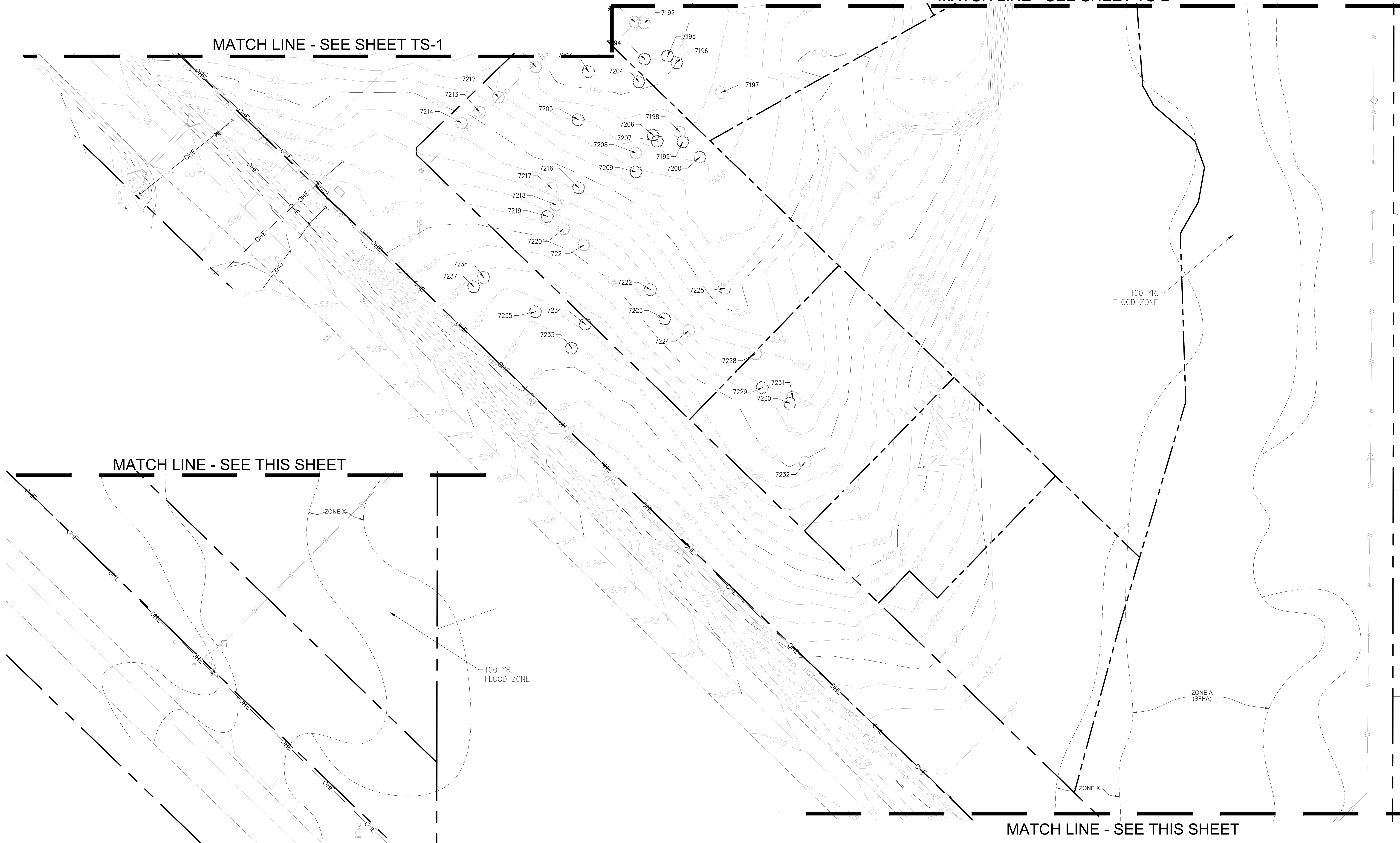
TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
TS-1



MATCH LINE - SEE SHEET TS-2

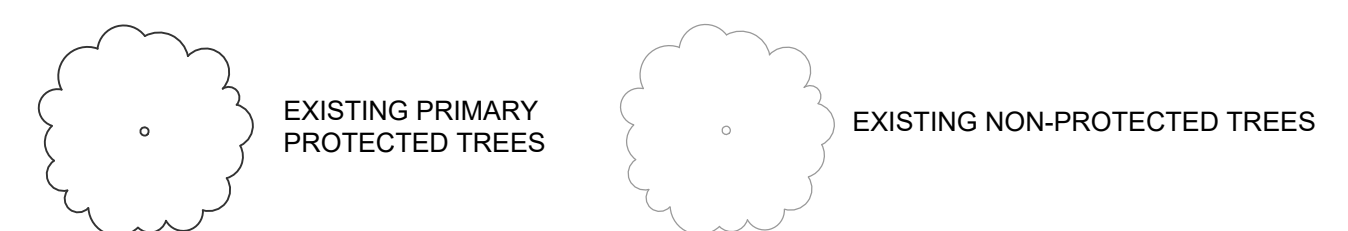
MATCH LINE - SEE SHEET TS-1



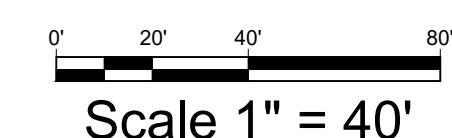
MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

TREE LEGEND



SEE SHEET TS-4 FOR TREE SURVEY TABLE



THE DIMENSION GROUP
 ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
 5600 S. GREENWAY, SUITE 2500, DALLAS, TEXAS 75206
 TEL: 714.528.2188 WWW.DIMENSIONGROUP.COM

EVERGREEN DESIGN GROUP
 14455 Dallas Pkwy, Ste. 600
 Dallas, TX 75244
 www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 3423
 05/14/2021

SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RELEVANT RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE FIRM.

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TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
TS-3

[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT20200513.dwg May 14, 2021 - 10:12am
Drawing name: C:\Users\jbray\Documents\DLA\PROJECTS\2021\EDD\Rockwall_Tree_Survey\RECEIVED-V-BASE-OUT20200513.dwg May 14, 2021 - 10:12am

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

[V-BASE.dwg] [C-BASE-OFFSITE.dwg] [C-BASE.dwg] [24x36TB8-GREEKSIDE.dwg] [C:\Users\jg2\OneDrive\Documents\Projects\2020-2021\200-672 & 200-673 - TBD - Rockwall, TX (200 & 549)\02 Civil\CD\Sheet\CD\PWW.1-PRELIMINARY WASTEWATER PLAN.dwg May 14, 2021 - 10:18am
 Drawing name: L:\PRUDENT DEVELOPMENT\2020_200-672 & 200-673 - TBD - Rockwall, TX (200 & 549)\02 Civil\CD\Sheet\CD\PWW.1-PRELIMINARY WASTEWATER PLAN.dwg

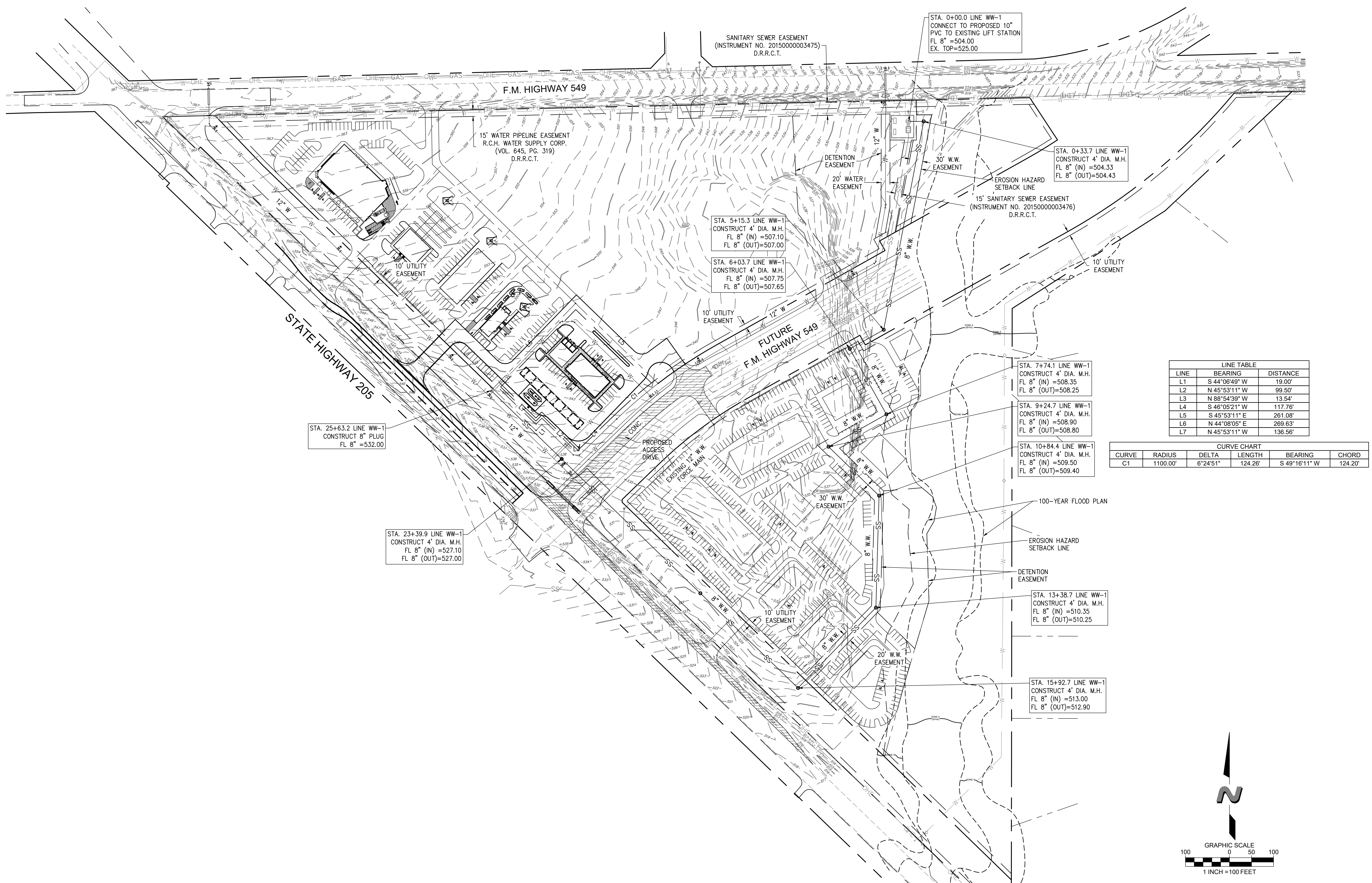
CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS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



CITY OF ROCKWALL MONUMENTS:
 GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
 TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
 N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
 N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

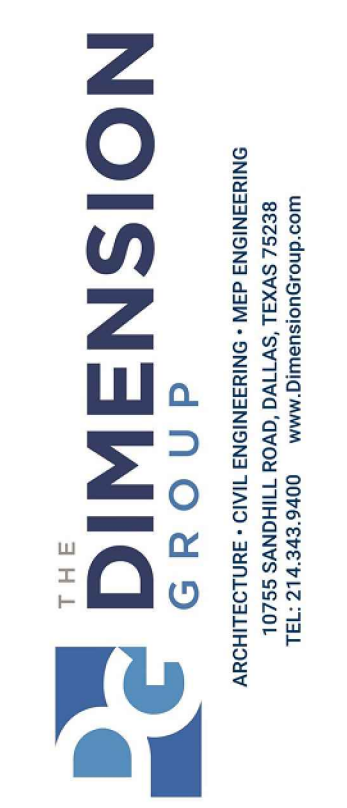
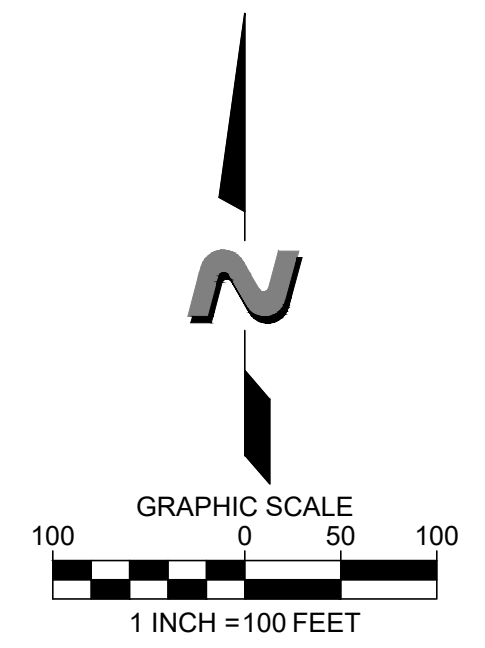


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 45°53'11" W	99.50'
L3	N 88°54'39" W	13.54'
L4	S 46°05'21" W	117.76'
L5	S 45°53'11" E	261.08'
L6	N 44°08'05" E	269.63'
L7	N 45°53'11" W	136.56'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 5/14/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

BY	DATE	REVISION DESCRIPTION

Project no.	200-672	drawn by	
date	5/14/2021 - 10:18 am	designed by	
dwg.	PWW.1-PRELIMINARY WASTEWATER PLAN.dwg	approved by	

PRELIMINARY WASTEWATER PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET
PWW.1

Parcel Map Check Report

Client:

Tract One
Creekside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W Length: 437.07'
North: 7,008,925.9704' East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58' Radius: 1,110.00'
Delta: 14°41'22" Tangent: 143.08'
Chord: 283.80' Course: S53°26'21"W
Course In: S29°12'58"E Course Out: N43°54'20"W
RP North: 7,007,957.1764' East: 2,606,643.8673'
End North: 7,008,756.9160' East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W Length: 117.82'
North: 7,008,675.0820' East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W Length: 13.64'
North: 7,008,675.4900' East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W Length: 99.40'
North: 7,008,744.6900' East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W Length: 19.03'
North: 7,008,731.0370' East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W Length: 863.35'
North: 7,009,332.1582' East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W Length: 158.12'
North: 7,009,446.2141' East: 2,604,961.9068'

Perimeter: 4,447.54' Area: 793,730.47Sq.Ft.
Error Closure: 0.0088 Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creekside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line

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

Segment# 2: Line

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

Segment# 3: Line

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

Segment# 4: Line

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

Segment# 5: Line

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

Segment# 6: Line

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

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



June 8, 2021

TO: Keaton Mai
Dimension Group
825 Watters Creek, Suite M300
Allen, TX 75013

COPY: Rockwall 205 Investors, LLC
Russell Phillips
1 Candlelite Trail
Heath, TX 75032

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

SUBJECT: P2021-027; Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition

Mr. Slown:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 7, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

- M - For reference, include the case number (P2021-027) in the lower right-hand corner of all pages on future submittals.
- M - Lot 10 does not have frontage on a public road. You will need to reconfigure Lot 10 to have a minimum of 60-ft lot frontage. [Chapter 38, Municipal Code of Ordinances & Subsection 07.03, of Article 05, UDC]
- M - Indicate all proposed corner clips and any subsequent dedication on the preliminary plat. [Subsection 04.01, of Article 11, UDC]

Engineering Staff Comments

- M - Lot 10 does not have the required street frontage.
- M - Show and label erosion hazard setback
- M - Show and label flood plain cross-sections with elevations
- M - There will be visibility clips required for final plat
- M - Add note to the plat that states that the property owner will be responsible to maintain, repair, and replace all drainage, storm, and detention systems in easements.
- M - New Utility Crossing to be 90-degrees across TXDOT and steel encased. Proposed Bridge at this location will possibly need to realign to avoid bridge.
- M - Extend culvert to end of curb returns, then place the headwall.
- M - Extend the 12-inch Water Line to the property limits.

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,