



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned\*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

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

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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

APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway

CITY, STATE & ZIP

Suite 200

PHONE

CITY, STATE & ZIP Dallas, TX 75025

E-MAIL

PHONE (214) 918-1804

E-MAIL bowen@duwestrealty.com

## NOTARY VERIFICATION [REQUIRED]

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

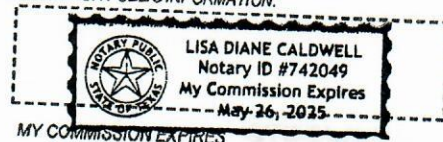
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January 2022

OWNER'S SIGNATURE Bowen Hendrix

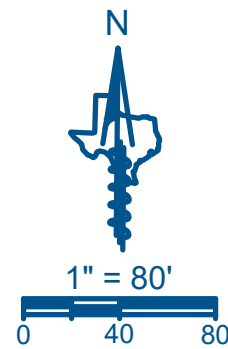
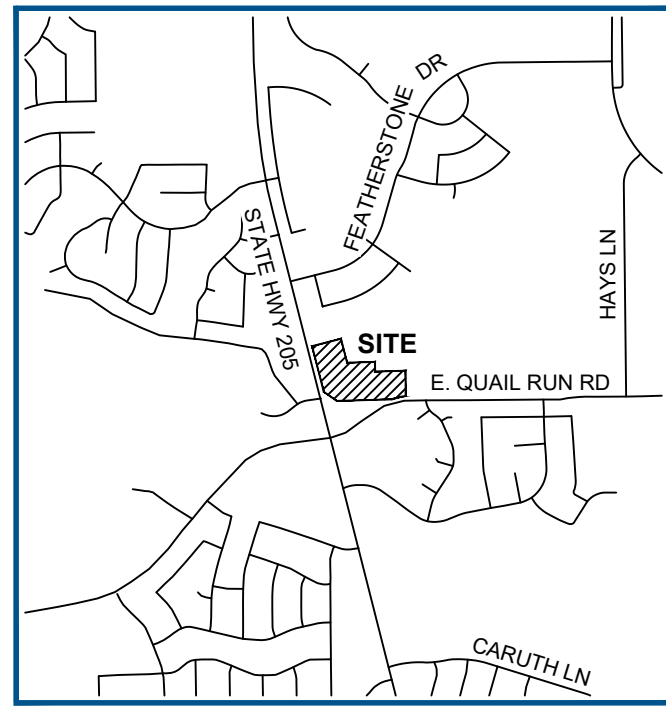
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





**VICINITY MAP**  
NOT TO SCALE



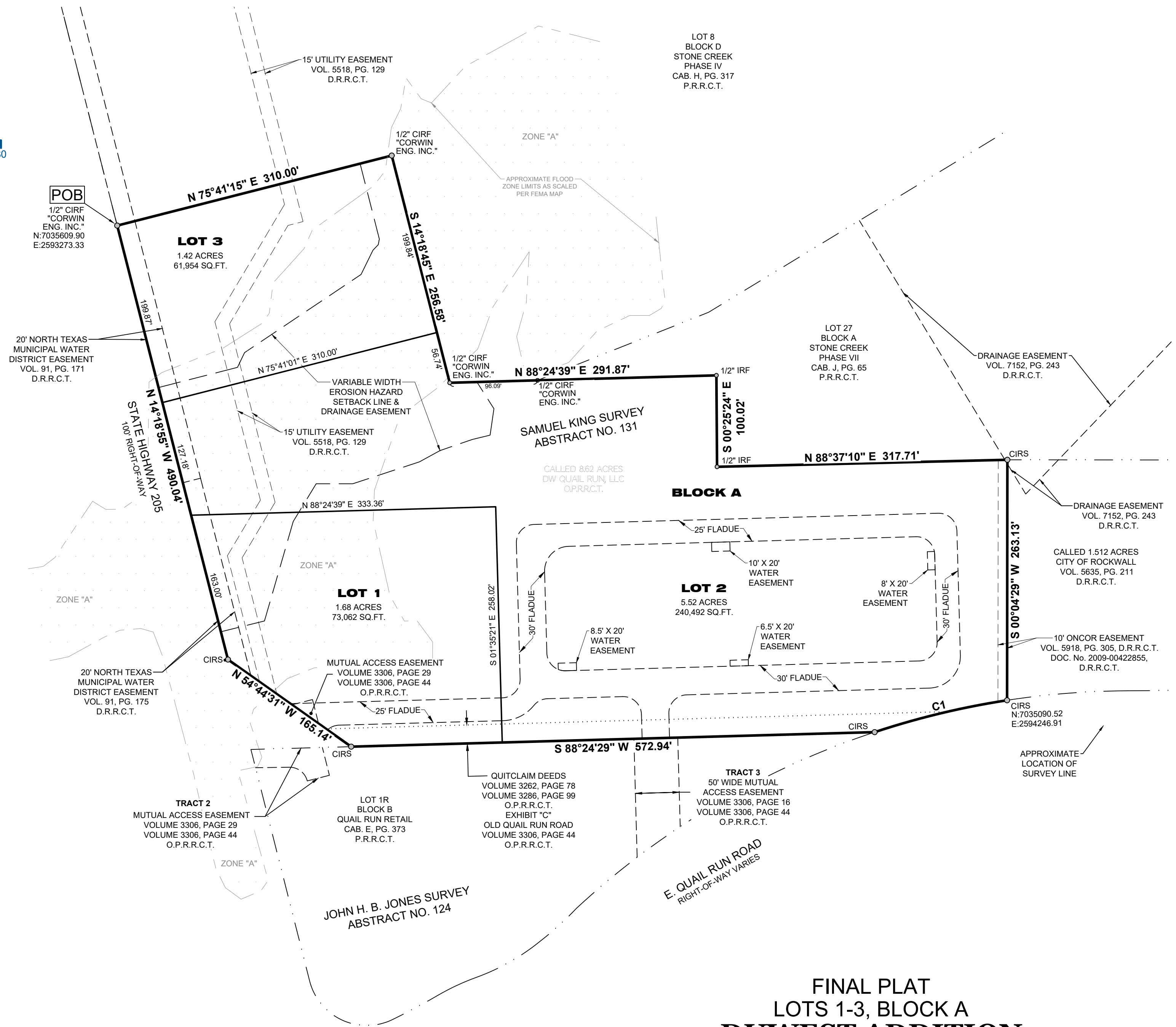
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

**GENERAL NOTES**

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUDE = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT



**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**DUWEST ADDITION**  
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03
Date	10/14/2022
Drafter	BE

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

<p><b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p><b>ENGINEER</b> Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572</p>	<p><b>OWNER</b> DW Quail Run, LLC Contact: Bowen Hendrix 4403 N. Central Expressway, Suite 200 Dallas, TX 75205 (214) 918-1804</p>
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**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS DW QUAIL RUN, LLC is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

**THENCE**, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

**THENCE**, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

**THENCE**, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

**THENCE**, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

**THENCE**, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE** South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

**THENCE** with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

**THENCE** South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE**, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

- 1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
- 2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

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

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

OWNERS: DW QUAIL RUN, LLC

BY: \_\_\_\_\_  
Signature Date

BY: \_\_\_\_\_  
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

**PRELIMINARY**

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

Matthew Raabe \_\_\_\_\_  
Registered Professional Land Surveyor #6402 Date

**CERTIFICATE OF APPROVAL**

\_\_\_\_\_  
Chairman Planning & Zoning Commission Date

**APPROVED:**

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

\_\_\_\_\_  
City Engineer

**FINAL PLAT  
LOTS 1-3, BLOCK A  
DUWEST ADDITION  
8.62 ACRES (375,509 SQ.FT.)**

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

P \_\_\_\_\_

PAGE 2 OF 2

Project 2206.067-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/14/2022	
Drafter BE	

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804





# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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STAFF USE ONLY

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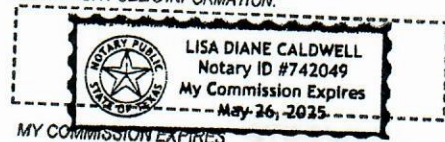
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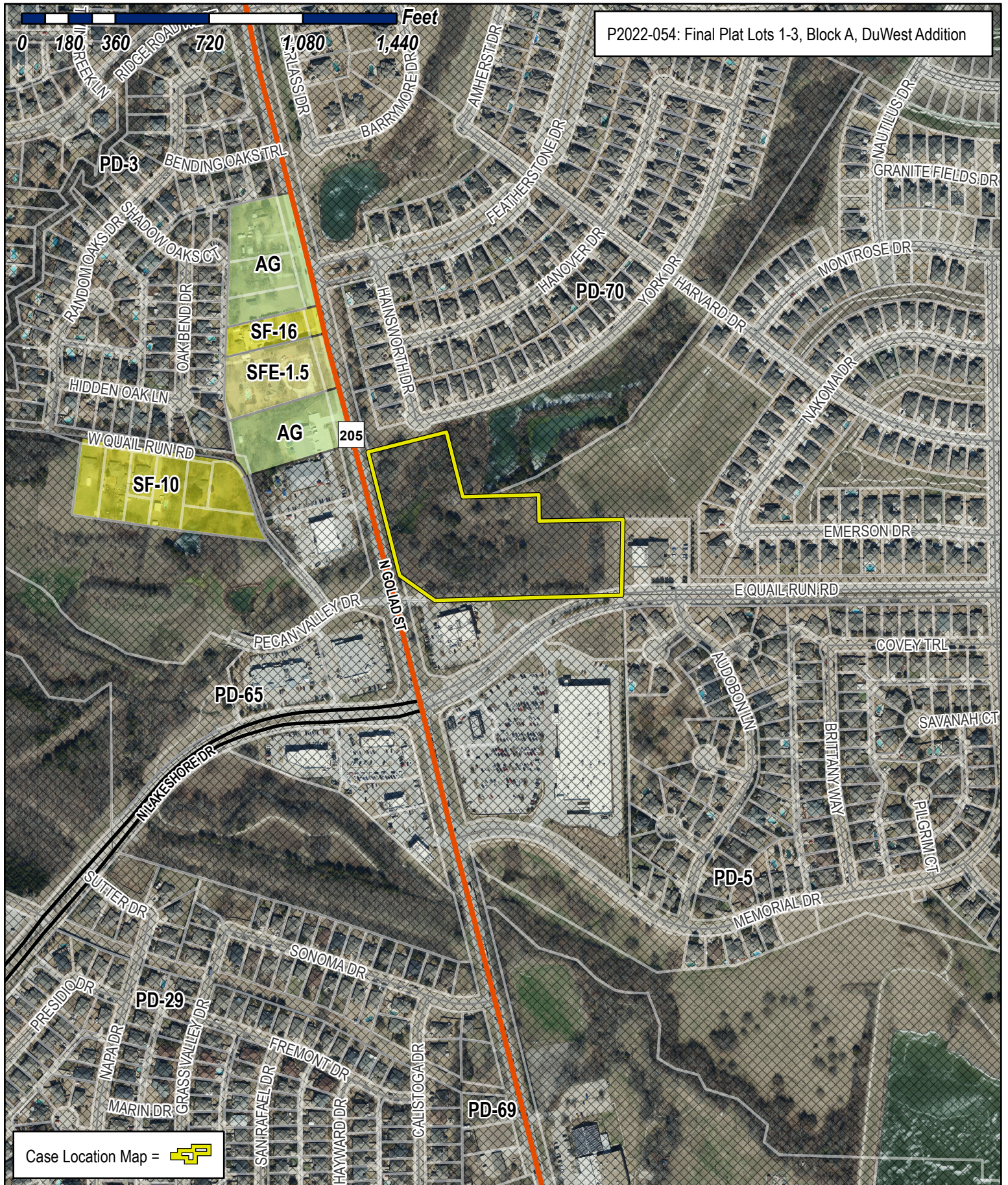
OWNER'S SIGNATURE

Bowen Hendrix  
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-054: Final Plat Lots 1-3, Block A, DuWest Addition

Case Location Map = 



# City of Rockwall

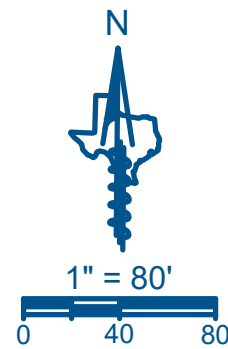
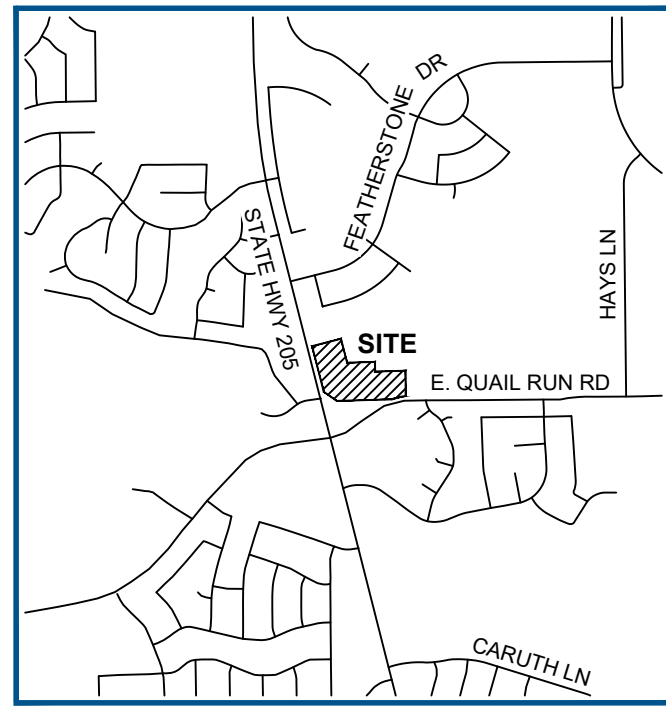
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





**VICINITY MAP**  
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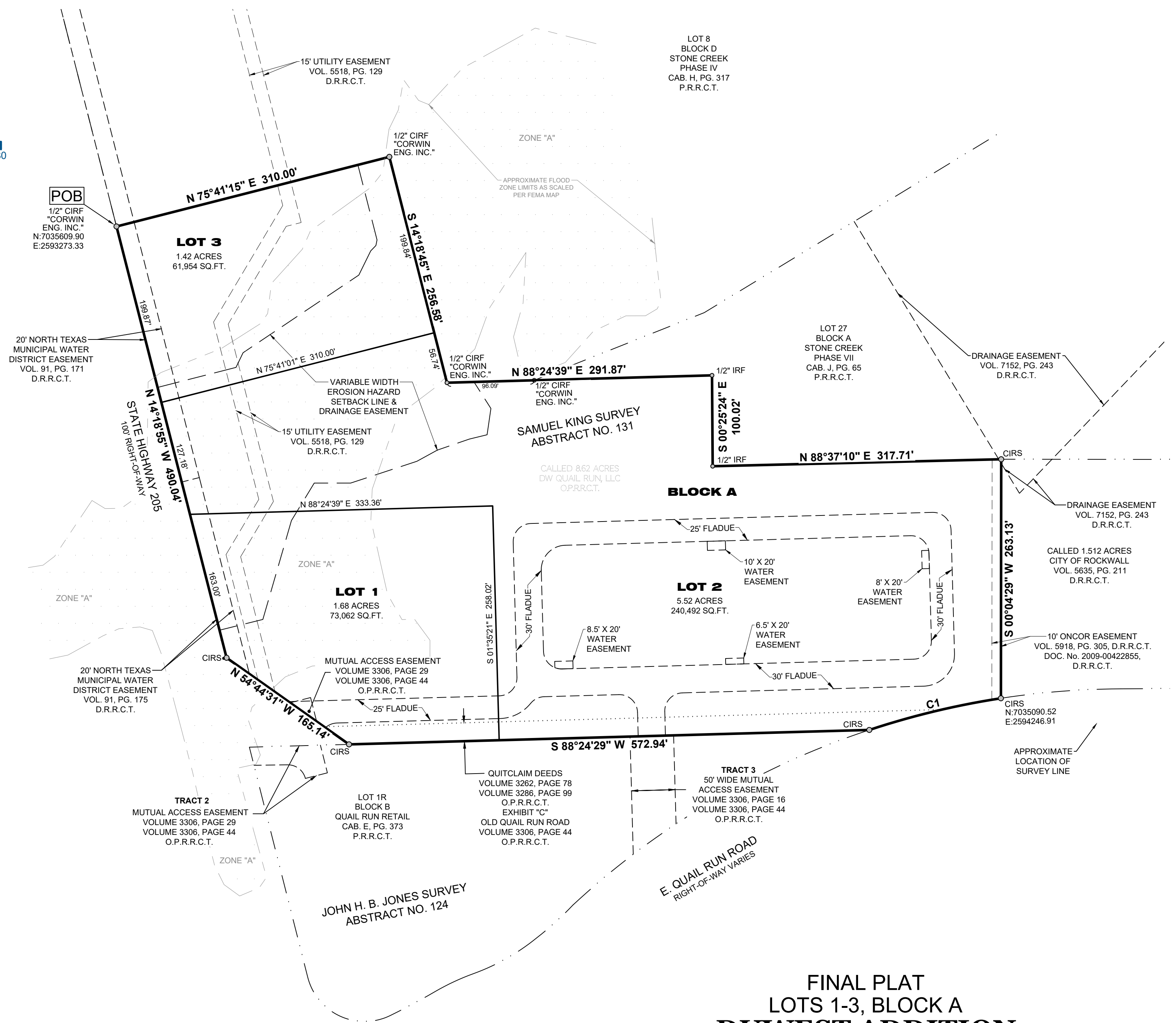
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- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer 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.

**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUDE = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT



**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**DUWEST ADDITION**  
**8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	10/14/2022	
Drafter	BE	

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS DW QUAIL RUN, LLC is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

**THENCE**, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

**THENCE**, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

**THENCE**, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

**THENCE**, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

**THENCE**, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE** South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

**THENCE** with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

**THENCE** South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE**, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

- 1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
- 2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

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

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

OWNERS: DW QUAIL RUN, LLC

BY: \_\_\_\_\_  
Signature Date

BY: \_\_\_\_\_  
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

**PRELIMINARY**

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

\_\_\_\_\_  
Matthew Raabe Date  
Registered Professional Land Surveyor #6402

**CERTIFICATE OF APPROVAL**

\_\_\_\_\_  
Chairman Date  
Planning & Zoning Commission

**APPROVED:**

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

\_\_\_\_\_  
City Engineer

**FINAL PLAT  
LOTS 1-3, BLOCK A  
DUWEST ADDITION  
8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO  
DW QUAIL RUN, LLC RECORDED IN  
DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.  
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

P \_\_\_\_\_

PAGE 2 OF 2

Project 2206.067-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/14/2022	
Drafter BE	

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
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**ENGINEER**  
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**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** October 25, 2022  
**APPLICANT:** Bowen Hendrix; *DuWest Realty, LLC*  
**CASE NUMBER:** P2022-054; *Final Plat for Lots 1-3, Block A, Duwest Addition*

---

### SUMMARY

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [*SH-205*] north of the intersection of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for an 8.684-acre tract of land (*i.e. Tract 3-10 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Duwest Addition*) to establish the fire lanes and utility easements necessary to develop the property.
- The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-003*] for two (2) restaurants, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-042*] to allow a restaurant, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 1.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, Duwest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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: 10/20/2022

PROJECT NUMBER: P2022-054  
PROJECT NAME: Final Plat for Duwest  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/19/2022	Approved w/ Comments

10/19/2022: P2022-054: Final Plat for Lots 1-3, Block A, Duwest Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205].
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2022-054) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

Final Plat  
Duwest Addition  
Lots 1-3, Block A  
8.62 Acres (375,509 SF)  
3 Lots  
Situated within Tract 3-10 of the  
S. King Survey, Abstract No. 131  
City of Rockwall, Rockwall County, Texas

- M.5 Please indicate all existing and proposed easements. This should include all proposed easements indicated during the Engineering process.
- M.6 Please show all of N. Goliad Street [SH-205] and the centerline, and show the centerline for E. Quail Run Road.
- M.7 Please review and correct all items listed by the Engineering Department.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 25, 2022.
- I.9 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
- I.10 The projected City Council Meeting date for this case will be November 7, 2022.

I.11 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

- 10/19/2022: - Replatting of Lot 3 will be needed for adjusting the water line.
- Floodplain cross sections and elevation data. Show and label the Erosion Hazard Setback.
  - Call out 100-year flood plain, including the 100-year WSEL a minimum of every 300', with the source of the data.
  - Bearings and distances for fire lane and other easements.
  - FLADUE - Not a drainage easement.
  - Need off-site easement for water line. Must be filed and information on final plat prior to filing

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

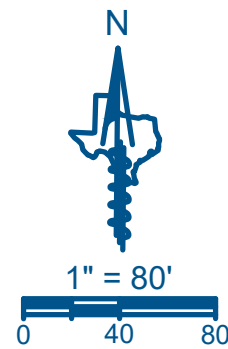
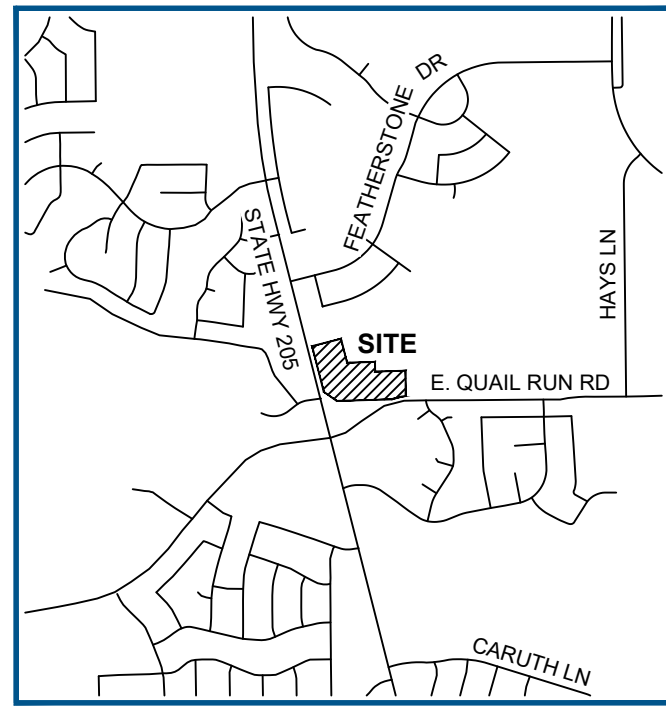
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/20/2022	N/A

No Comments

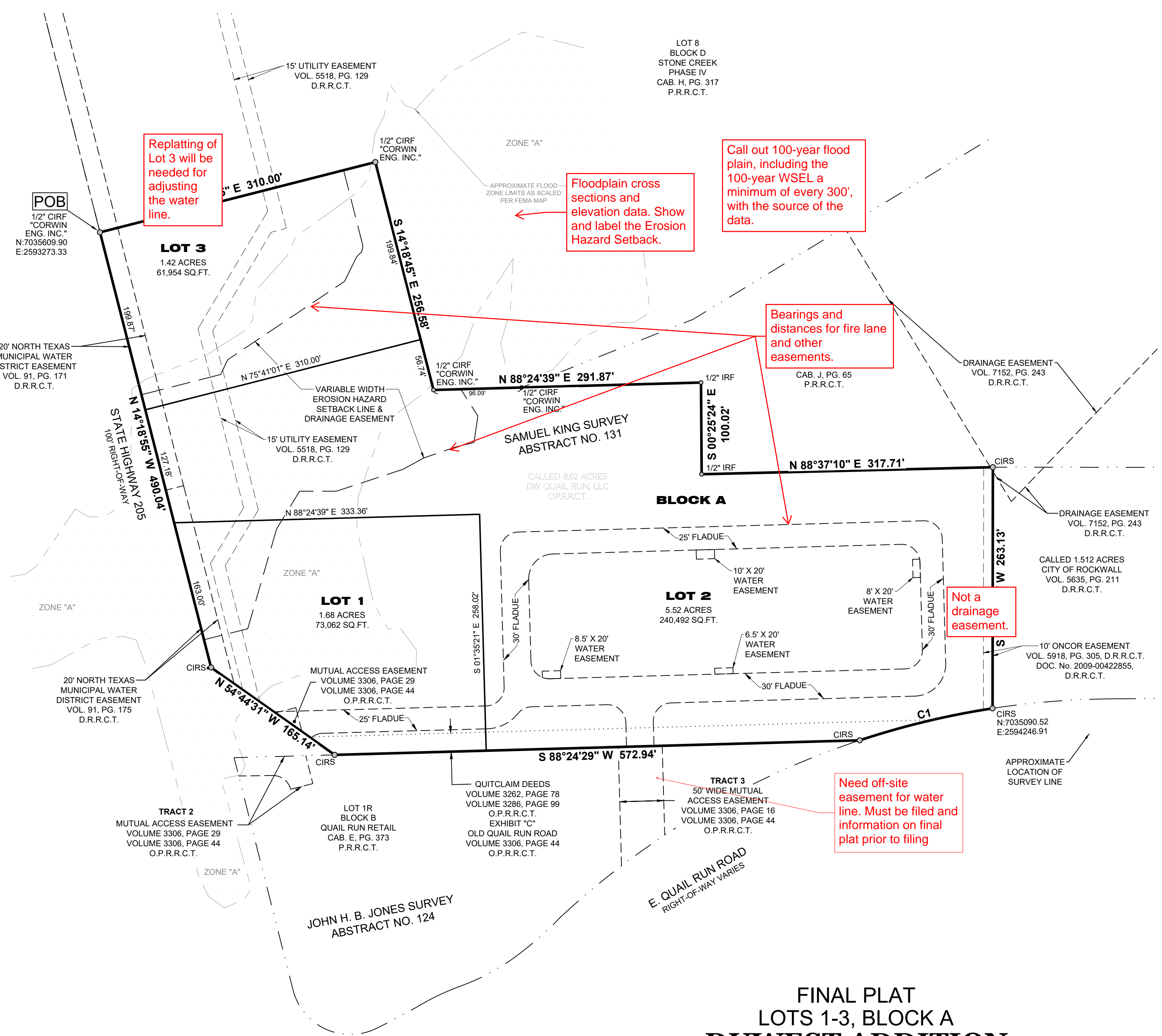
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments

**VICINITY MAP**  
NOT TO SCALE



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'



**GENERAL NOTES**

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

**LEGEND**

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- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUDE = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**DUWEST ADDITION**  
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	10/14/2022	
Drafter	BE	

<p><b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p><b>ENGINEER</b> Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572</p>	<p><b>OWNER</b> DW Quail Run, LLC Contact: Bowen Hendrix 4403 N. Central Expressway, Suite 200 Dallas, TX 75205 (214) 918-1804</p>
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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned\*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

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

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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

APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway

CITY, STATE & ZIP

Suite 200

PHONE

CITY, STATE & ZIP Dallas, TX 75025

E-MAIL

PHONE (214) 918-1804

E-MAIL bowen@duwestrealty.com

## NOTARY VERIFICATION [REQUIRED]

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

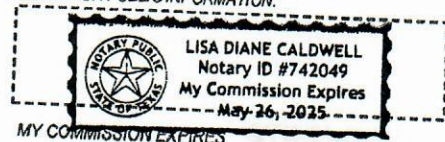
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January 2022

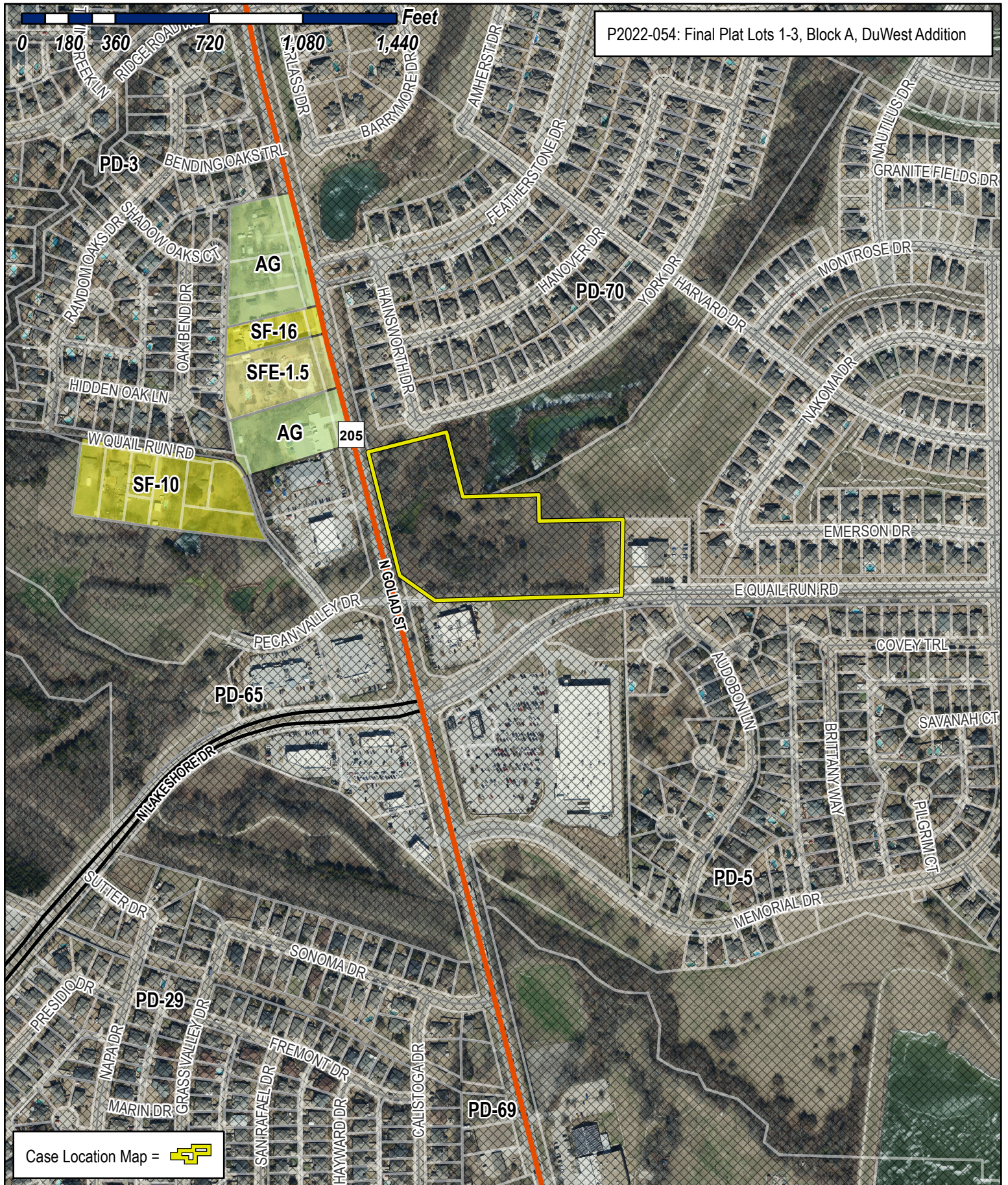
OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell







P2022-054: Final Plat Lots 1-3, Block A, DuWest Addition

Case Location Map = 



# City of Rockwall

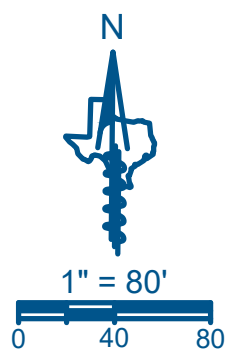
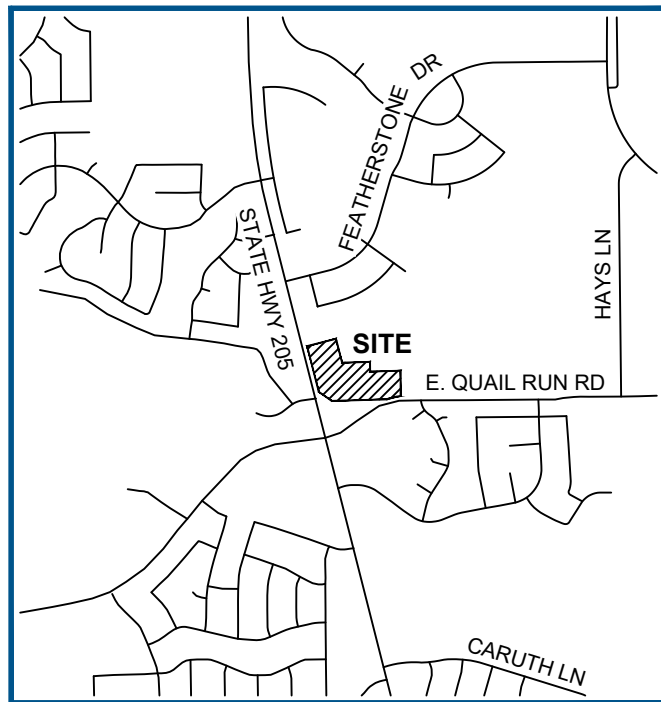
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





**VICINITY MAP**  
NOT TO SCALE



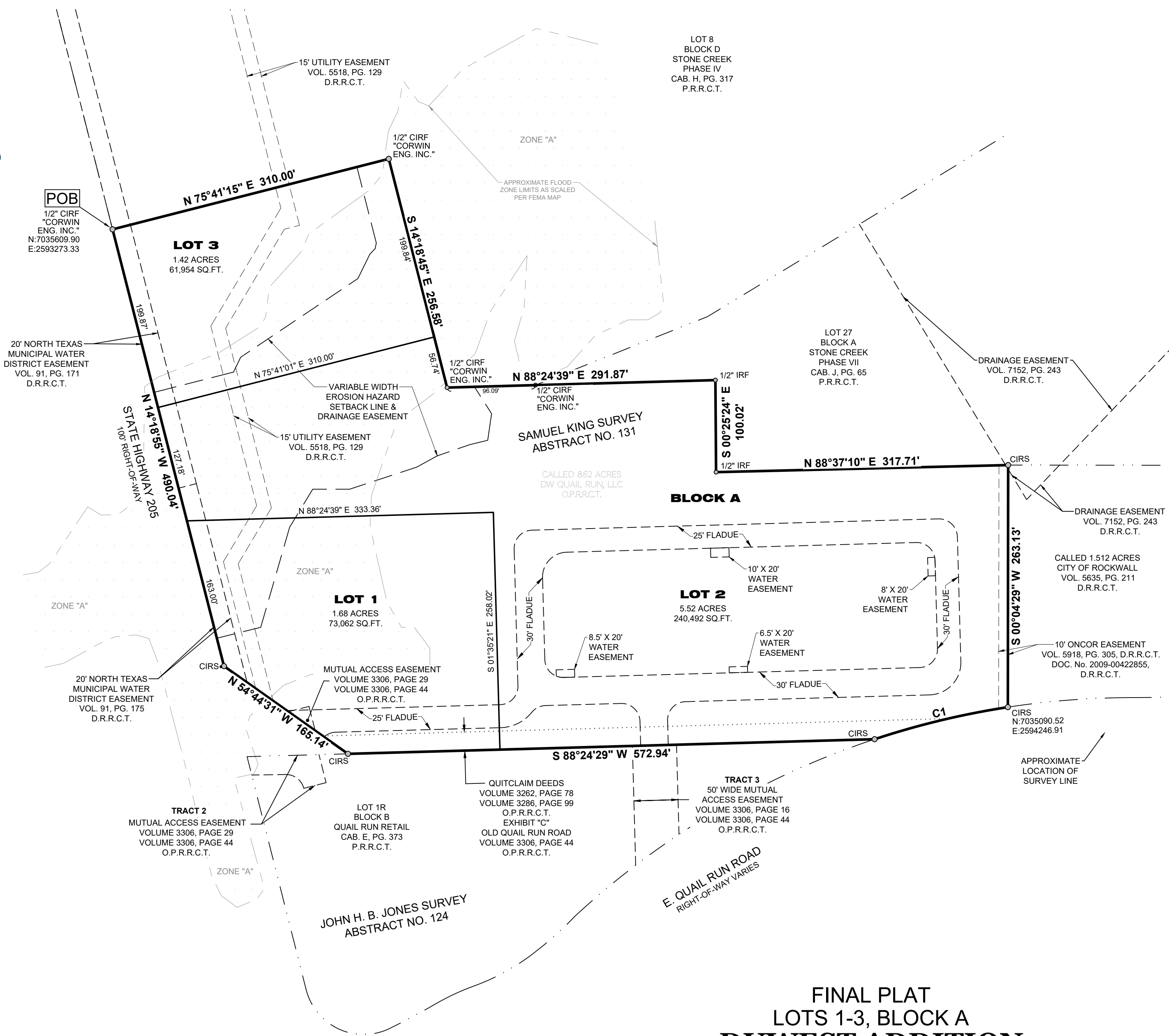
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

**GENERAL NOTES**

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUDE = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT



**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**DUWEST ADDITION**  
**8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2206.067-03	<p><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 10/14/2022	
Drafter BE	

<p><b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p><b>ENGINEER</b> Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572</p>	<p><b>OWNER</b> DW Quail Run, LLC Contact: Bowen Hendrix 4403 N. Central Expressway, Suite 200 Dallas, TX 75205 (214) 918-1804</p>
---	--	--



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS DW QUAIL RUN, LLC** is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

**THENCE**, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

**THENCE**, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

**THENCE**, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

**THENCE**, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

**THENCE**, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE** South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

**THENCE** with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

**THENCE** South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE**, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

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

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

OWNERS: DW QUAIL RUN, LLC

BY: \_\_\_\_\_  
 Signature Date

BY: \_\_\_\_\_  
 Printed Name & Title

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

**PRELIMINARY**

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

Matthew Raabe \_\_\_\_\_  
 Registered Professional Land Surveyor #6402 Date

**CERTIFICATE OF APPROVAL**

\_\_\_\_\_  
 Chairman Date  
 Planning & Zoning Commission

**APPROVED:**

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Mayor, City of Rockwall City Secretary, City of Rockwall

\_\_\_\_\_  
 City Engineer

**FINAL PLAT  
 LOTS 1-3, BLOCK A  
 DUWEST ADDITION  
 8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO  
 DW QUAIL RUN, LLC RECORDED IN  
 DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.  
 SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
 P \_\_\_\_\_  
 PAGE 2 OF 2

Project 2206.067-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/14/2022	
Drafter BE	

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymoore Engineering, Inc.  
 Contact: Matt Moore  
 301 S. Coleman, Suite 40  
 Prosper, TX 75078  
 (817) 281-0572

**OWNER**  
 DW Quail Run, LLC  
 Contact: Bowen Hendrix  
 4403 N. Central Expressway, Suite 200  
 Dallas, TX 75205  
 (214) 918-1804



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** November 7, 2022  
**APPLICANT:** Bowen Hendrix; *DuWest Realty, LLC*  
**CASE NUMBER:** P2022-054; *Final Plat for Lots 1-3, Block A, Duwest Addition*

---

**SUMMARY**

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [*SH-205*] north of the intersection of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

**PLAT INFORMATION**

- The applicant is requesting the approval of a Final Plat for an 8.684-acre tract of land (*i.e. Tract 3-10 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Duwest Addition*) to establish the fire lanes and utility easements necessary to develop the property.
- The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-003*] for two (2) restaurants, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-042*] to allow a restaurant, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 1.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.



**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, Duwest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned\*

SUBDIVISION

LOT

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GENERAL LOCATION NEC E Quail Run Road and 205

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CURRENT USE Undeveloped land

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PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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CONTACT PERSON Bowen Hendrix

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ADDRESS 4403 North Central Expressway

CITY, STATE & ZIP

Suite 200

PHONE

CITY, STATE & ZIP Dallas, TX 75025

E-MAIL

PHONE (214) 918-1804

E-MAIL bowen@duwestrealty.com

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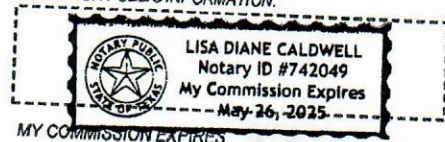
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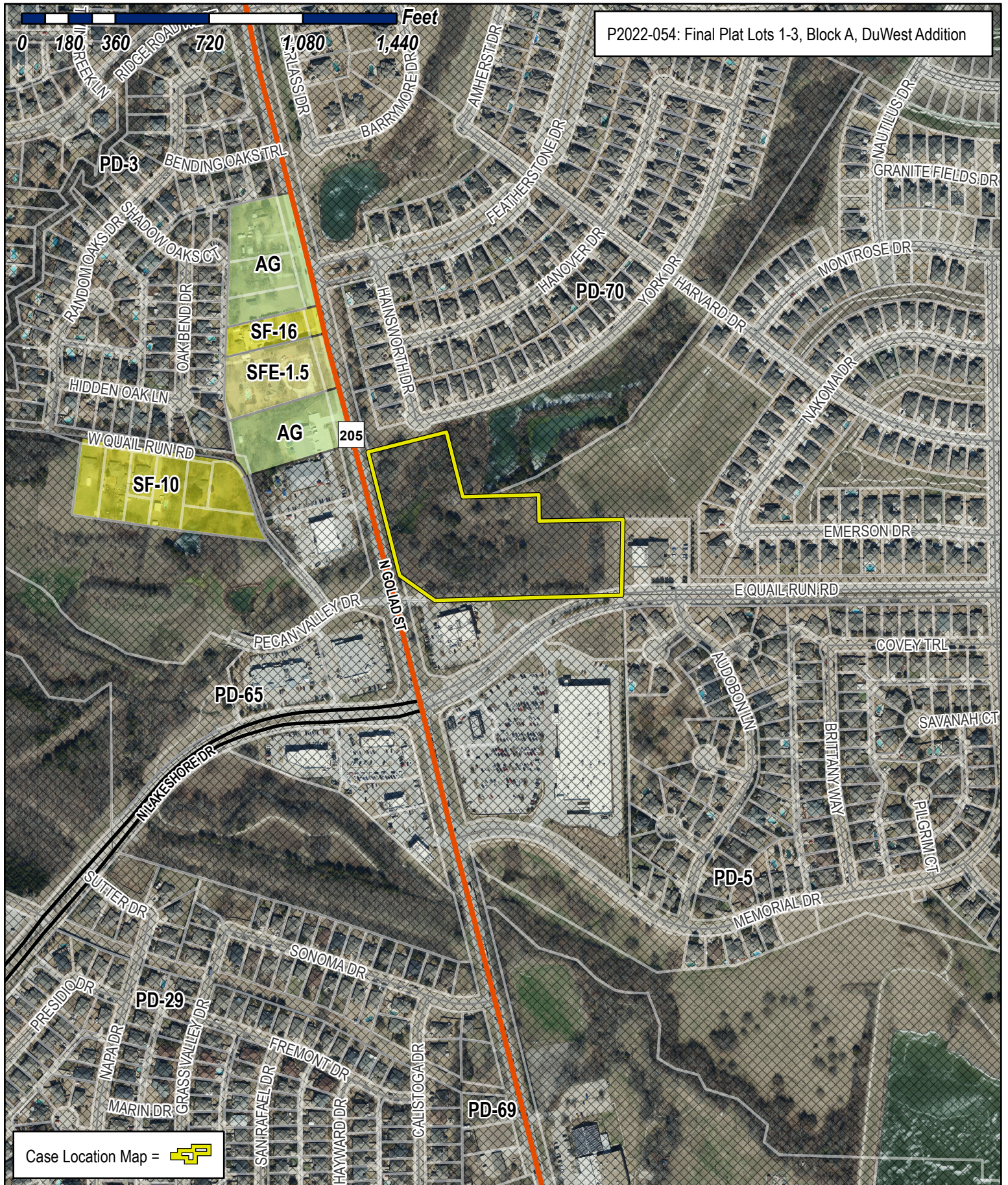
OWNER'S SIGNATURE

Bowen Hendrix  
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-054: Final Plat Lots 1-3, Block A, DuWest Addition

Case Location Map = 



# City of Rockwall

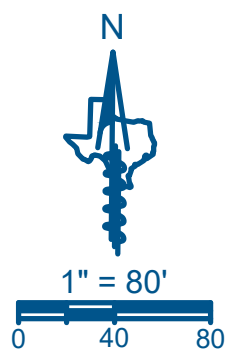
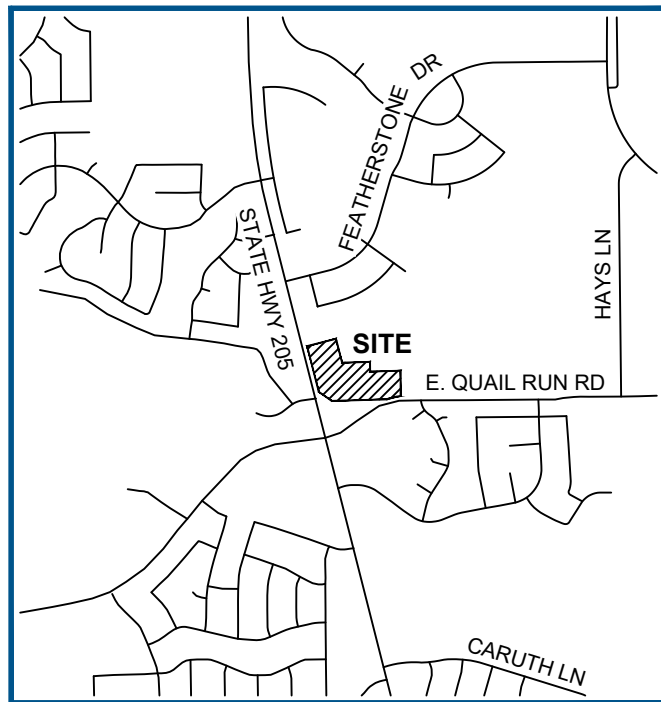
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





**VICINITY MAP**  
NOT TO SCALE



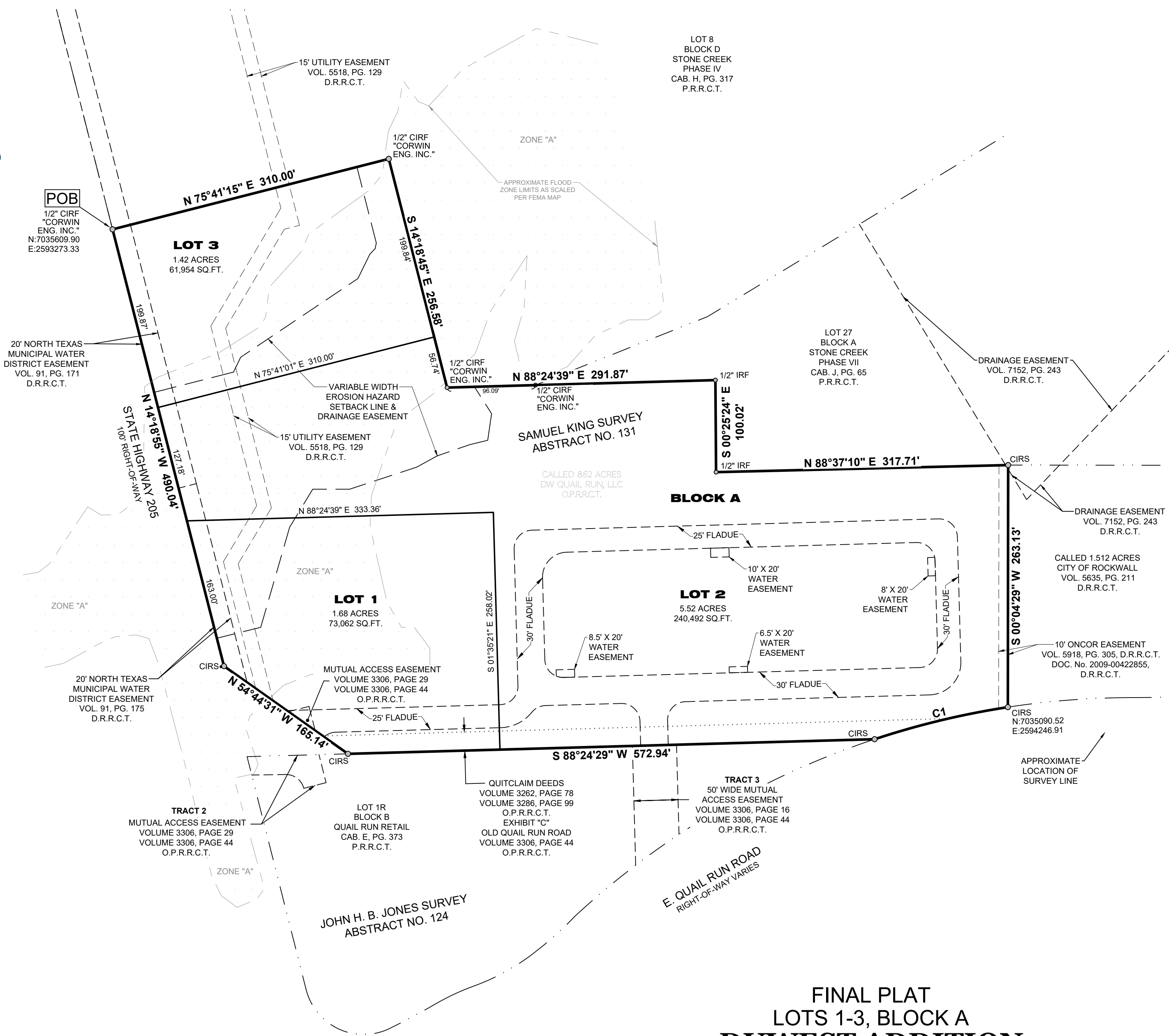
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

**GENERAL NOTES**

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUDE = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT



**FINAL PLAT**  
**LOTS 1-3, BLOCK A**  
**DUWEST ADDITION**  
**8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03
Date	10/14/2022
Drafter	BE



**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS DW QUAIL RUN, LLC** is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

**THENCE**, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

**THENCE**, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

**THENCE**, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

**THENCE**, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

**THENCE**, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE** South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

**THENCE** with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

**THENCE** South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

**THENCE**, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

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

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

OWNERS: DW QUAIL RUN, LLC

BY: \_\_\_\_\_  
 Signature Date

BY: \_\_\_\_\_  
 Printed Name & Title

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

**PRELIMINARY**

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

Matthew Raabe \_\_\_\_\_  
 Registered Professional Land Surveyor #6402 Date

**CERTIFICATE OF APPROVAL**

\_\_\_\_\_  
 Chairman Date  
 Planning & Zoning Commission

**APPROVED:**

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Mayor, City of Rockwall City Secretary, City of Rockwall

\_\_\_\_\_  
 City Engineer

**FINAL PLAT  
 LOTS 1-3, BLOCK A  
 DUWEST ADDITION  
 8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO  
 DW QUAIL RUN, LLC RECORDED IN  
 DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.  
 SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

P \_\_\_\_\_

PAGE 2 OF 2

Project 2206.067-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/14/2022	
Drafter BE	

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymoore Engineering, Inc.  
 Contact: Matt Moore  
 301 S. Coleman, Suite 40  
 Prosper, TX 75078  
 (817) 281-0572

**OWNER**  
 DW Quail Run, LLC  
 Contact: Bowen Hendrix  
 4403 N. Central Expressway, Suite 200  
 Dallas, TX 75205  
 (214) 918-1804

## Lee, Henry

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**From:** Miller, Ryan  
**Sent:** Thursday, October 20, 2022 12:31 PM  
**To:** Bowen Hendrix  
**Cc:** Lee, Henry  
**Subject:** Project Comments: P2022-054  
**Attachments:** Engineering Comments (10.20.2022).pdf; Project Comments (10.20.2022).pdf

Mr. Hendrix,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Meeting: October 25, 2022  
City Council: November 7, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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**NOTES**

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD





DATE: November 30, 2022

TO: Bowen Hendrix  
DuWest Realty, LLC  
4403 North Central Expressway, Suite 200  
Dallas, TX 75025

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

SUBJECT: P2022-054; *Final Plat for Lots 1-3, Block A, DuWest Addition*

Bowen Hendrix:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 7, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

City Council

On November 7, 2022, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

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

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

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,



Henry Lee, AICP  
Planner