



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N GOLIAD ST.

SUBDIVISION STONE CREEK RETAIL

LOT 13R/14 BLOCK A

GENERAL LOCATION NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-070

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD-070

PROPOSED USE RESTAURANT

ACREAGE 5.16 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER METROPLEX ACQUISITION FUND, LP

APPLICANT CLAYMOORE ENGINEERING

CONTACT PERSON TIM THOMPSON

CONTACT PERSON CLAY CRISTY

ADDRESS 1717 WOODSTEAD CT.

ADDRESS 1903 CENTRAL DR.

STE. 207

STE. 406

CITY, STATE & ZIP THE WOODLANDS, TX 77380

CITY, STATE & ZIP BEDFORD, TX 76021

PHONE 214.343.4477

PHONE 817.281.0572

E-MAIL tthompson@crestviewcompanies.com

E-MAIL CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

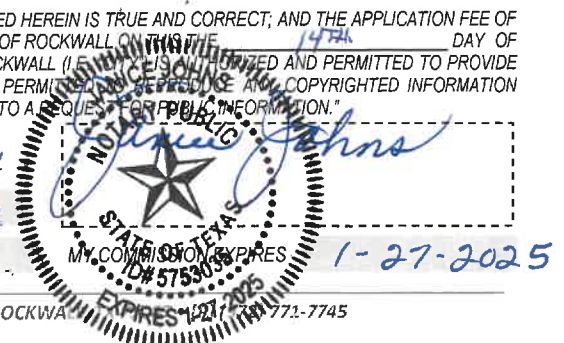
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JUNE DAY OF 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

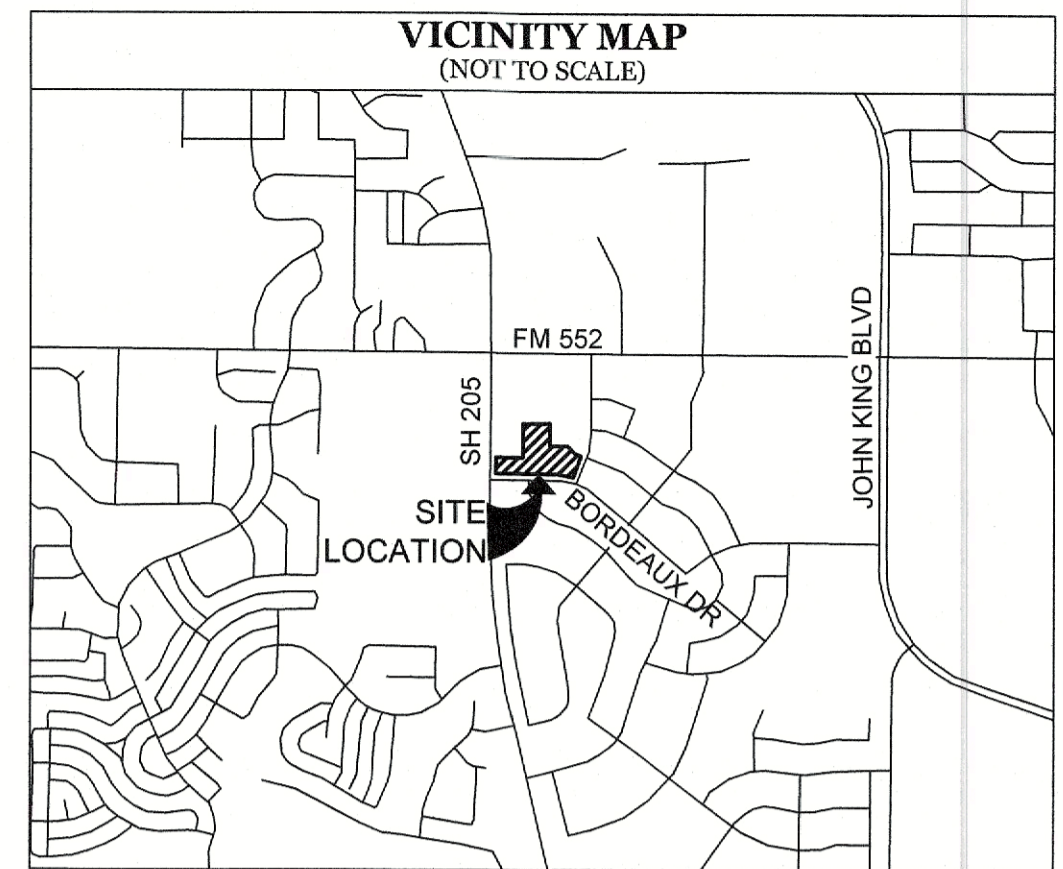
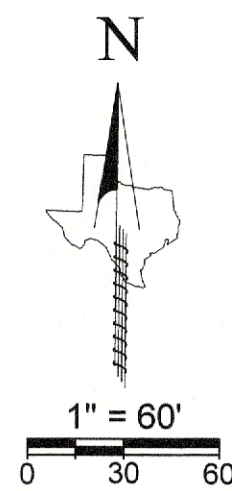
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 2024.

OWNER'S SIGNATURE

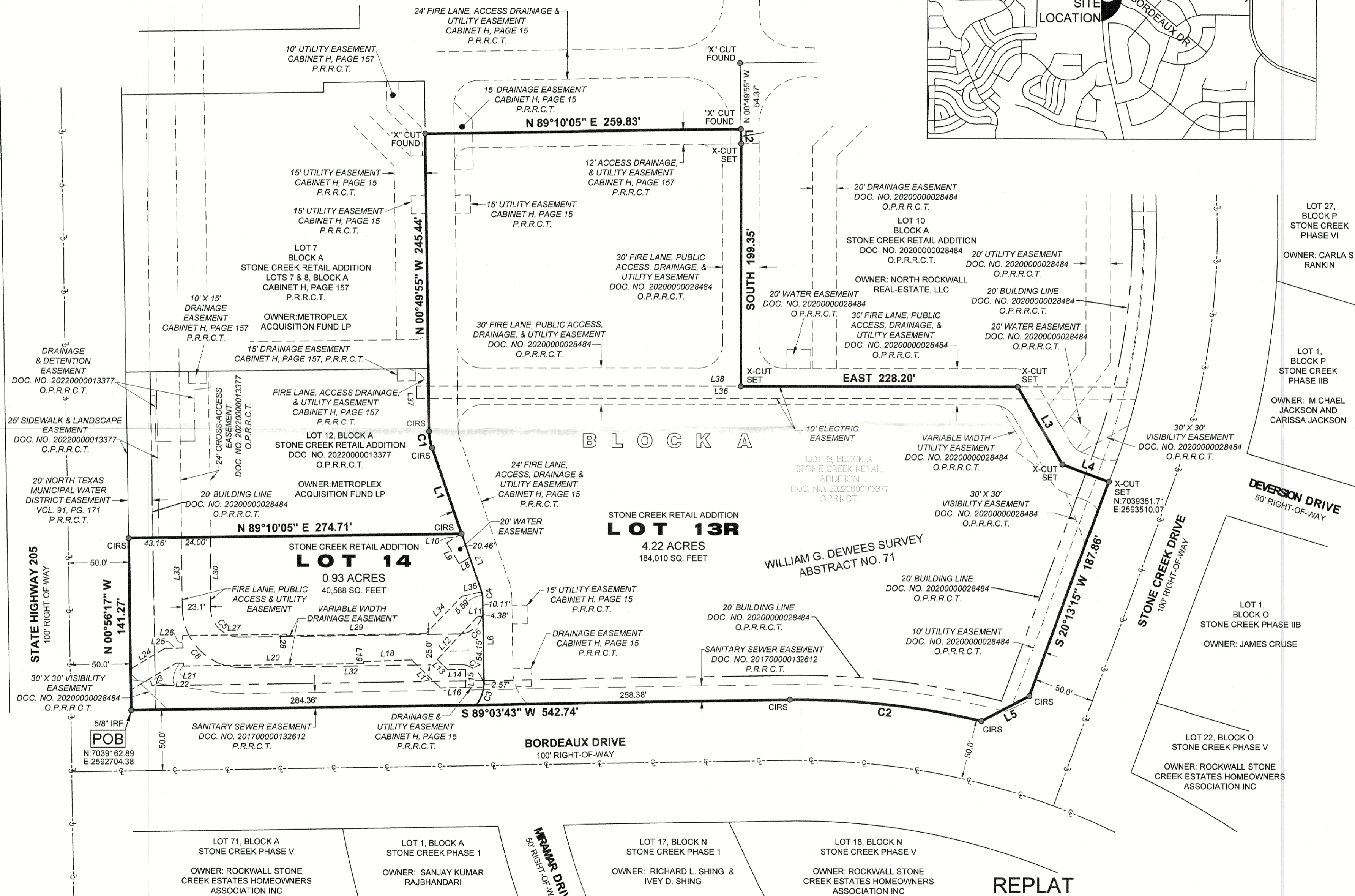
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'



Project
1910.030-24

Date
05/23/2024

Drafter
TAR

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

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

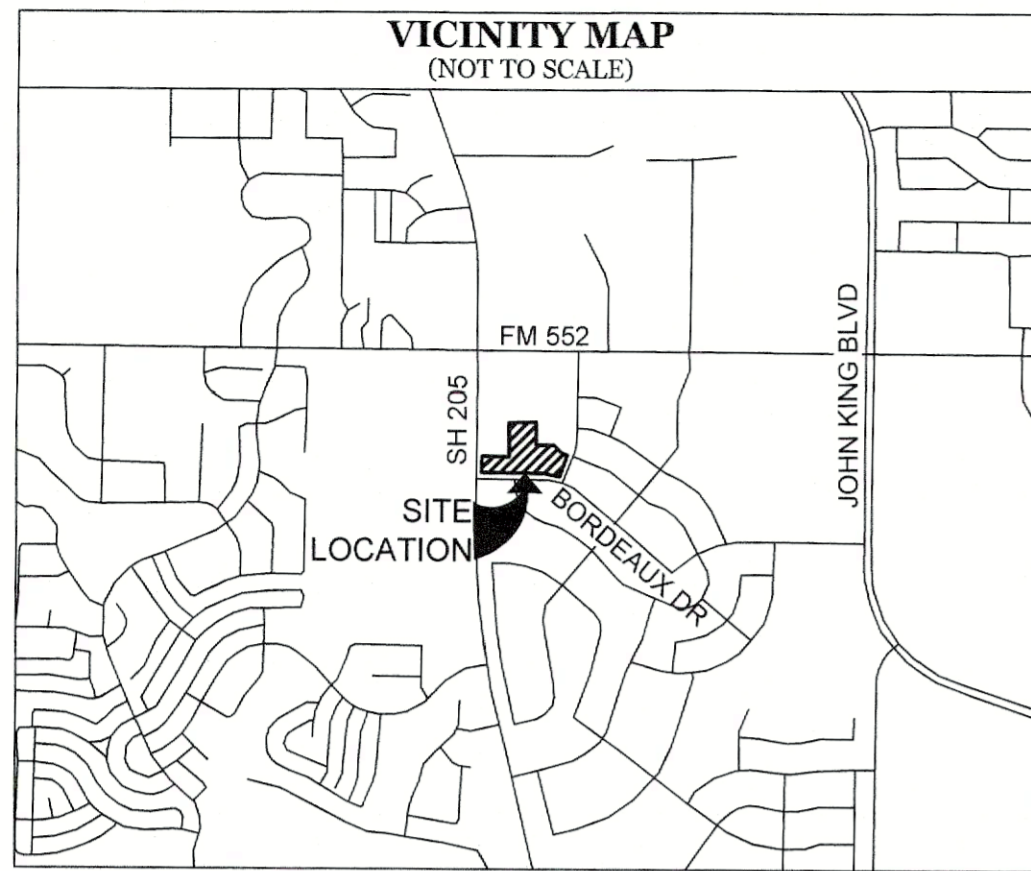
ENGINEER
Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

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

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 13R & 14, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

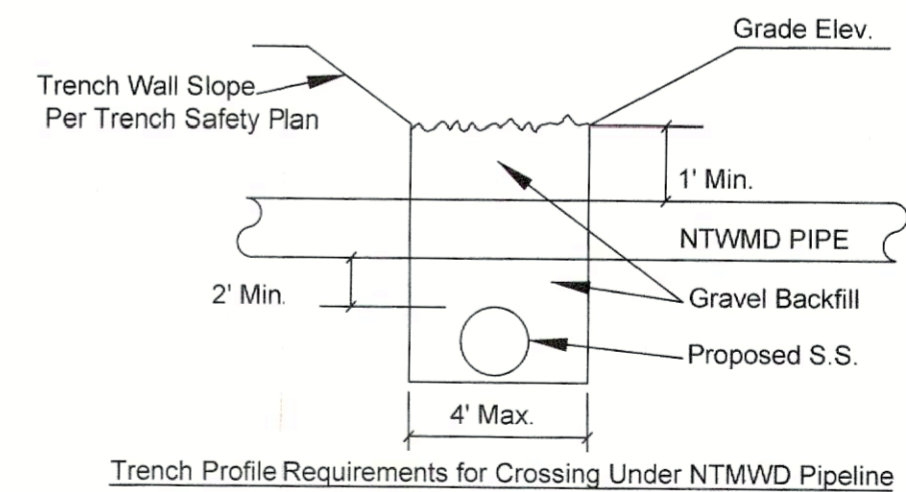


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION**

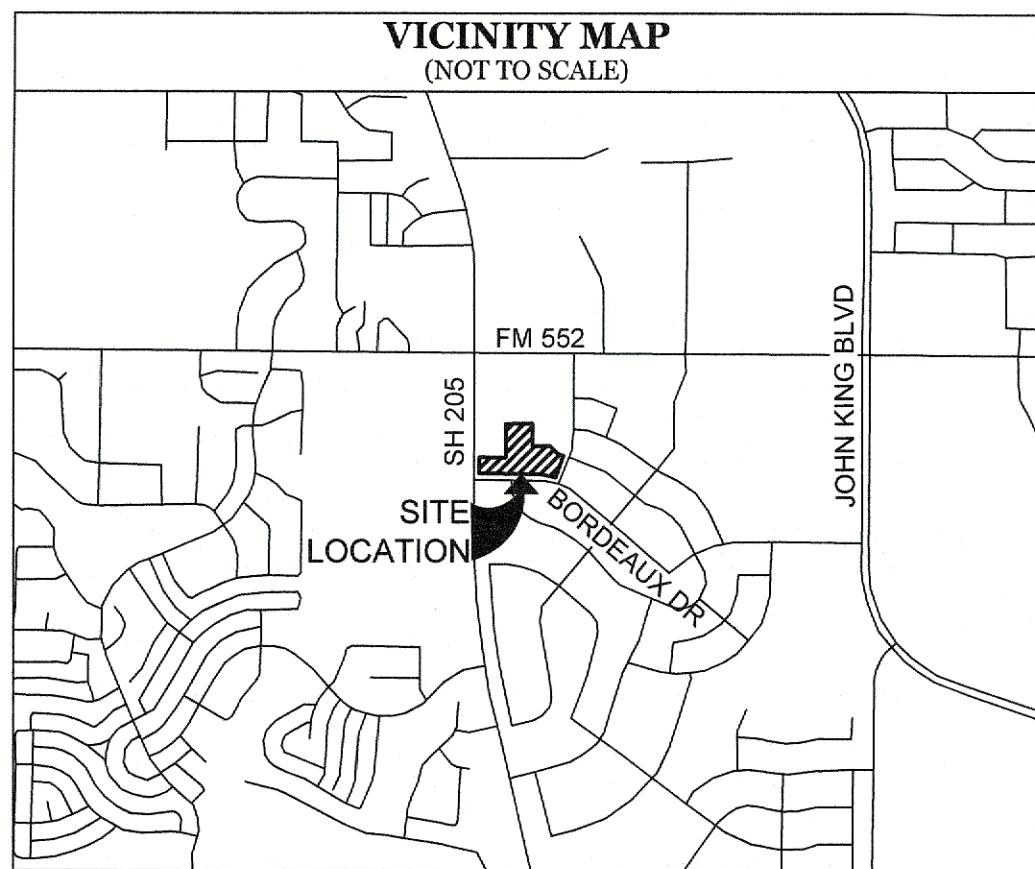
BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 1910.030-24	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 05/23/2024	
Drafter TAR	

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
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ENGINEER
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1903 Central Drive, Suite 406
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OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, METROPLEX ACQUISITION FUND, L.P., is the owner of 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2022000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

1. N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
2. N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
3. Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
5. N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2020000028484 of said Official Public Records;
6. S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
7. SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
8. EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
9. S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
10. S69°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

1. Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, METROPLEX ACQUISITION FUND, L.P., the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, 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, structure, fence, wall, etc., shall be constructed or placed upon, over, or across the easements on-site.
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.

OWNER: METROPLEX ACQUISITION FUND, L.P.

BY: _____ Date
 Billy J. Brice, III

STATE OF _____ §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

 Notary Public in and for the State of _____

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.

_____ Date
 Matthew Raabe
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §
 COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

 Chairman
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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 _____, 2024.

 Mayor, City of Rockwall

 City Secretary, City of Rockwall

 City Engineer

REPLAT
 LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
 CREATING 2 LOTS
 CONTAINING A TOTAL OF 5.16 ACRES
 SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
Drafter	TAR



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

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

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

OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N GOLIAD ST.

SUBDIVISION STONE CREEK RETAIL

LOT 13R/14 BLOCK A

GENERAL LOCATION NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-070

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD-070

PROPOSED USE RESTAURANT

ACREAGE 5.16 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER METROPLEX ACQUISITION FUND, LP

APPLICANT CLAYMOORE ENGINEERING

CONTACT PERSON TIM THOMPSON

CONTACT PERSON CLAY CRISTY

ADDRESS 1717 WOODSTEAD CT.

ADDRESS 1903 CENTRAL DR.

STE. 207

STE. 406

CITY, STATE & ZIP THE WOODLANDS, TX 77380

CITY, STATE & ZIP BEDFORD, TX 76021

PHONE 214.343.4477

PHONE 817.281.0572

E-MAIL tthompson@crestviewcompanies.com

E-MAIL CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

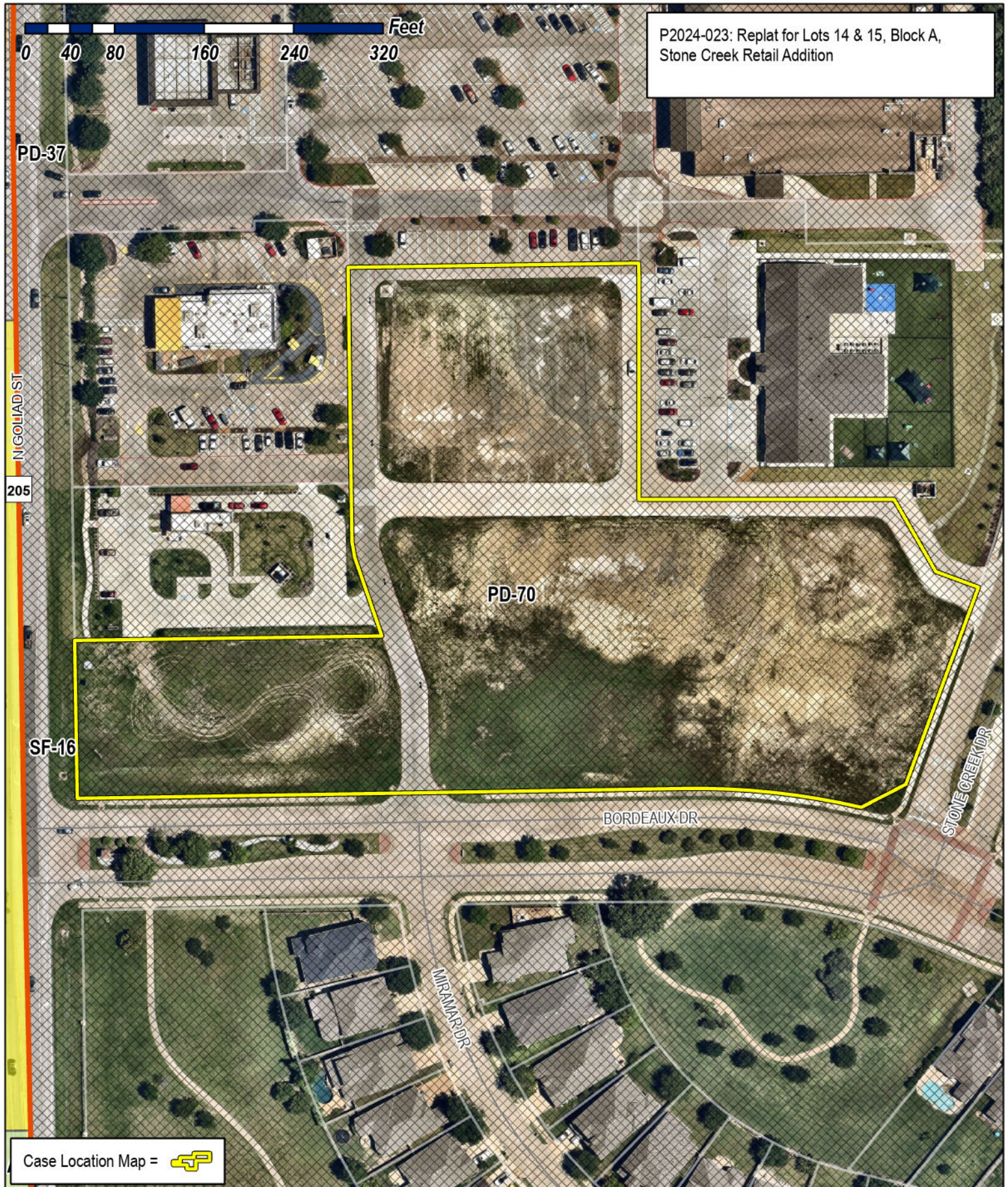
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JUNE DAY OF 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND 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 11th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition

0 40 80 160 240 320 Feet

PD-37

N GOLIAD ST

205

SF-16

PD-70

BORDEAUX-DR

STONE CREEK DR

MIRAMOR-DR

Case Location Map =



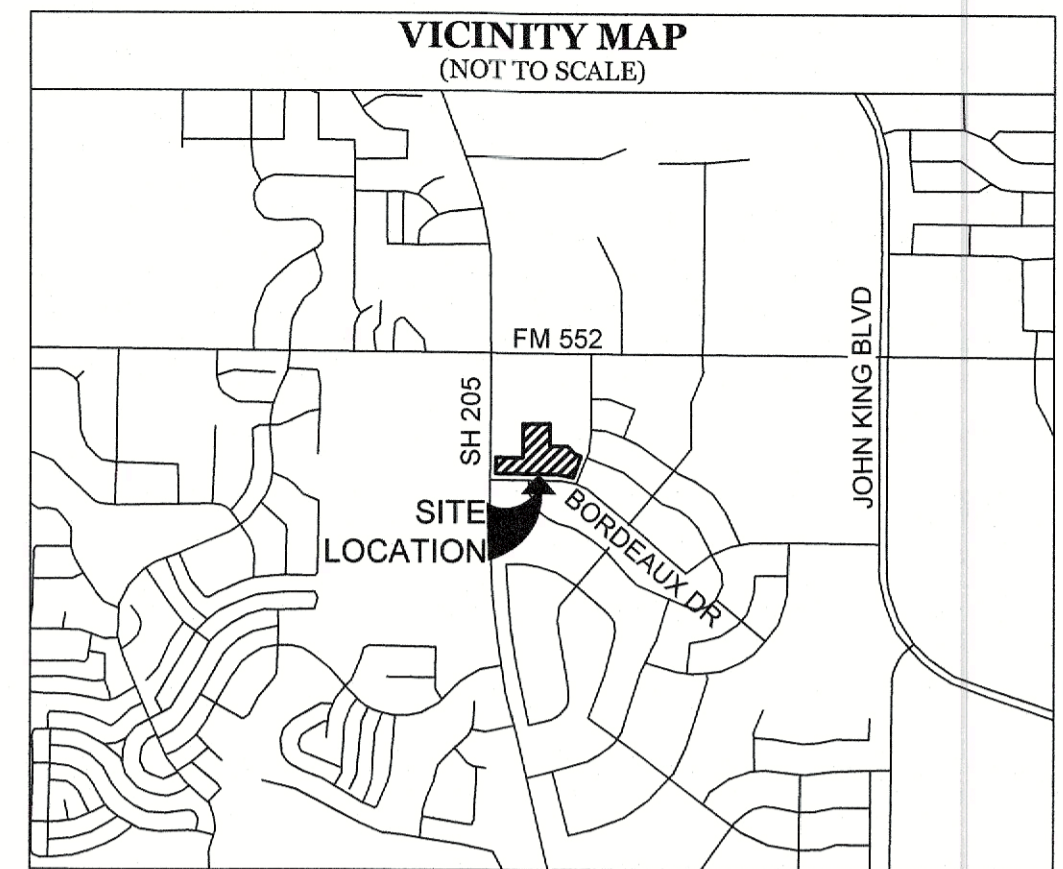
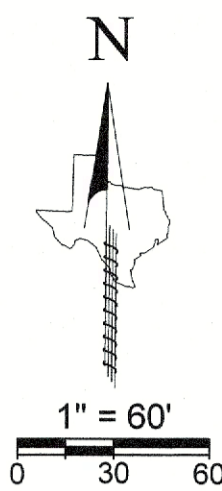
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

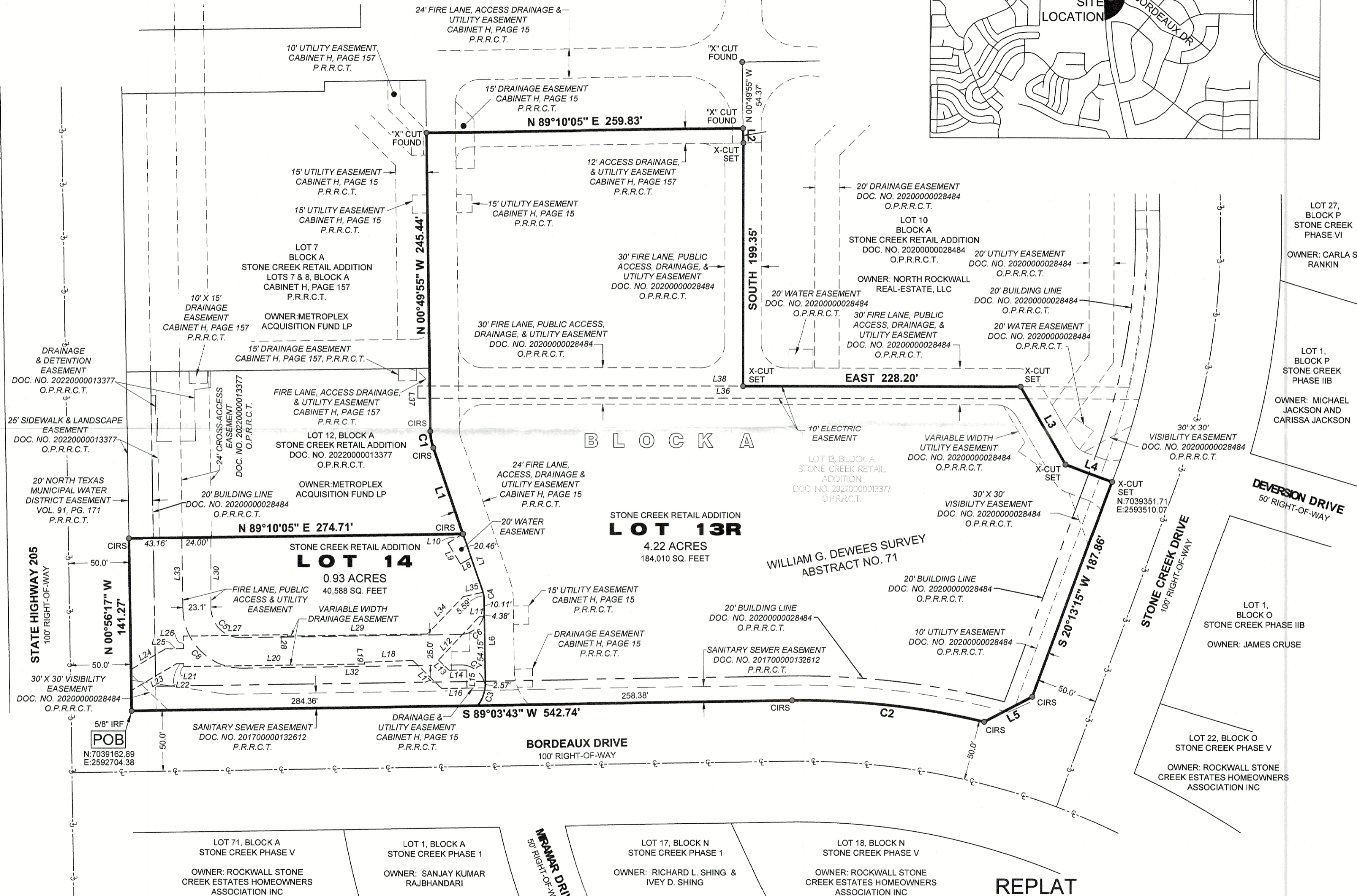
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'



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TX Firm #10194177

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

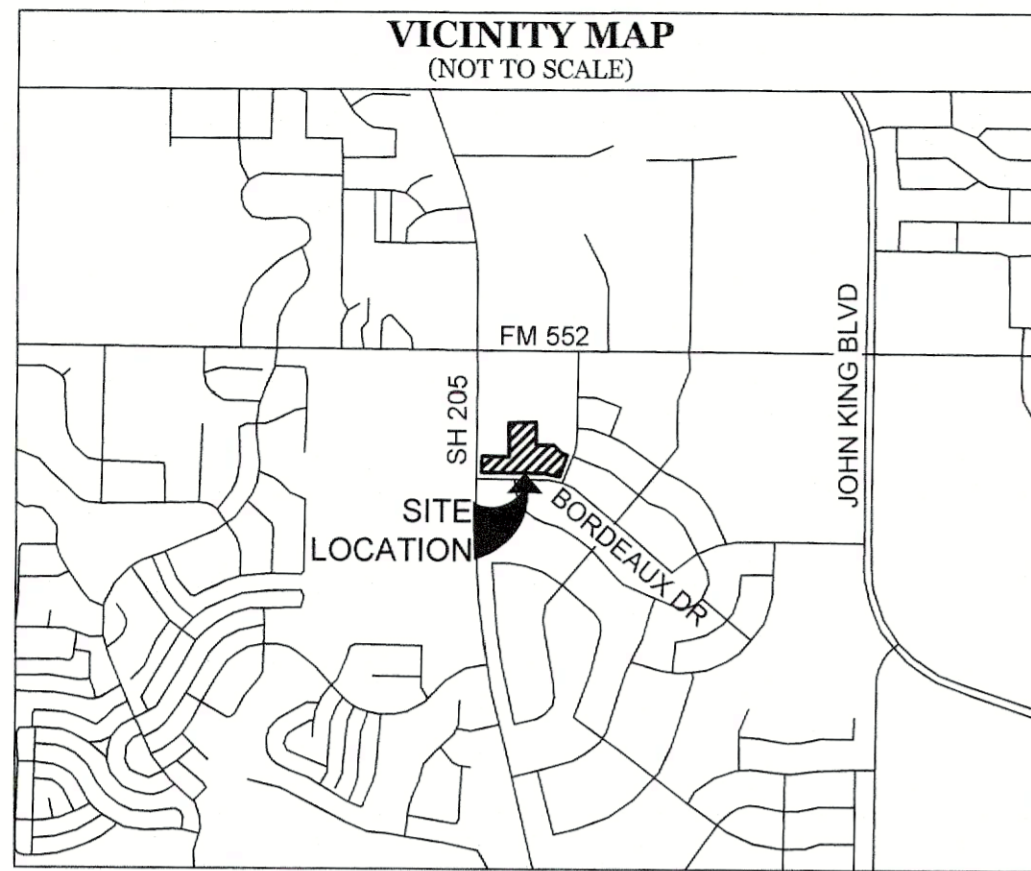
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REPLAT LOTS 13R & 14, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

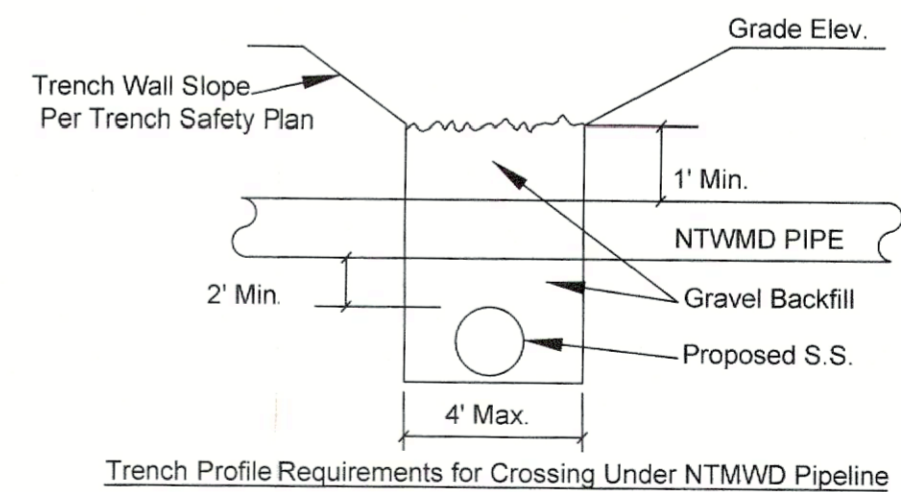


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION**

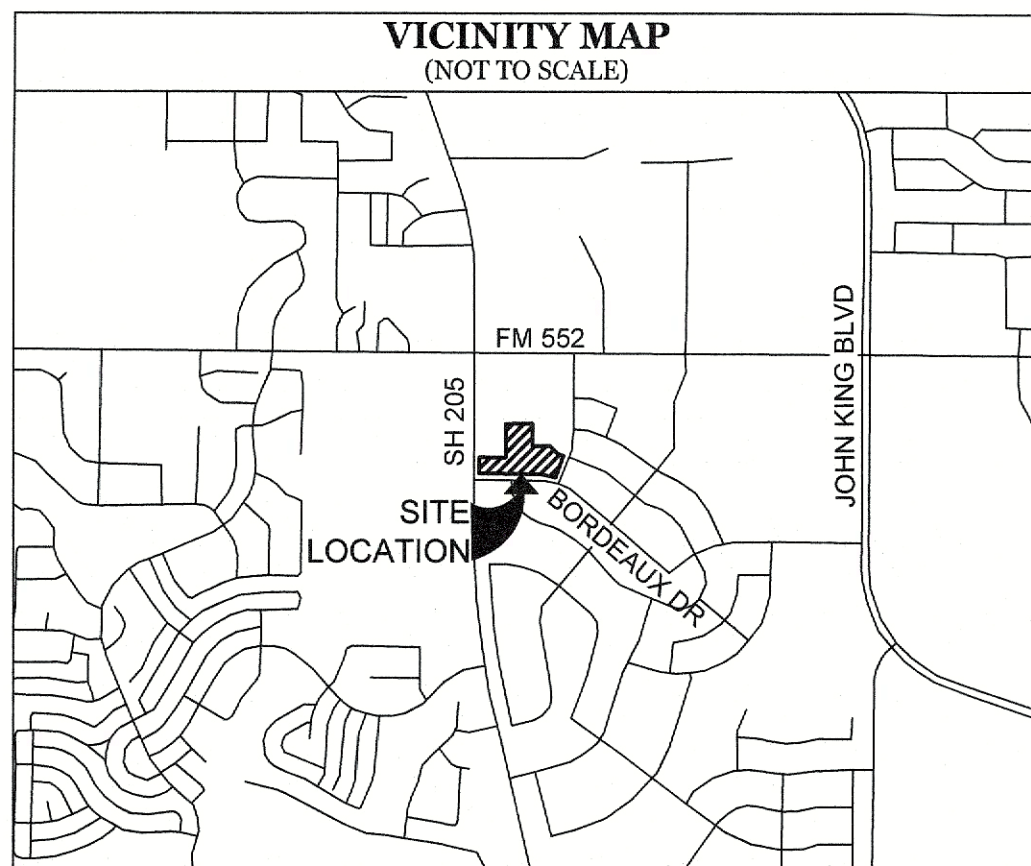
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CERTIFICATE OF SURVEYOR

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.

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §
 COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

 Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **METROPLEX ACQUISITION FUND, L.P.**, is the owner of 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2022000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

- N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
- N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
- N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2020000028484 of said Official Public Records;
- S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
- SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
- EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
- S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
- S89°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

- Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **METROPLEX ACQUISITION FUND, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, 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:

- No buildings, structure, fence, wall, etc., shall be constructed or placed upon, over, or across the easements on-site.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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.

OWNER: **METROPLEX ACQUISITION FUND, L.P.**

BY: _____ Date
 Billy J. Brice, III

STATE OF _____ §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

 Notary Public in and for the State of _____

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:
 I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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 _____, 2024.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
 CREATING 2 LOTS
 CONTAINING A TOTAL OF 5.16 ACRES
 SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

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

SURVEYOR	ENGINEER
Eagle Surveying, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009	ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, TX 76021 (817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P. 1717 Woodstead Court, Suite 207 The Woodlands, TX 77380 (855) 408-3390



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: P2024-023; *Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) to establish two (2) non-residential lots (*i.e. Lots 14 & 15, Block A, Stone Creek Retail Addition*) for the purpose of establishing utility and drainage easements on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*i.e. Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*i.e. Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [*i.e. Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan (*i.e. SP2023-038*) to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 14 & 15, Block A, Stone Creek Retail Addition* staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 6/21/2024

PROJECT NUMBER: P2024-023
PROJECT NAME: Lots 14 & 15, Block A, Stone Creek Retail Addition
SITE ADDRESS/LOCATIONS: Northeast corner of the Intersection of N. Goliad

CASE CAPTION: Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-023) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

REPLAT
LOTS 14 & 15, BLOCK A
STONE CREEK RETAIL ADDITION
BEING A REPLAT OF
LOT 13, BLOCK A
STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16-ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 All Fire Lanes must be 24-feet wide. Please change this on the Replat.

M.6 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.7 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the

required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.8 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: June 25, 2024

City Council Meeting: July 1, 2024

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments

06/18/2024: 1. Show/call out existing NTMWD easement and proposed sidewalk easement.
2. Must be minimum 24'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved

No Comments

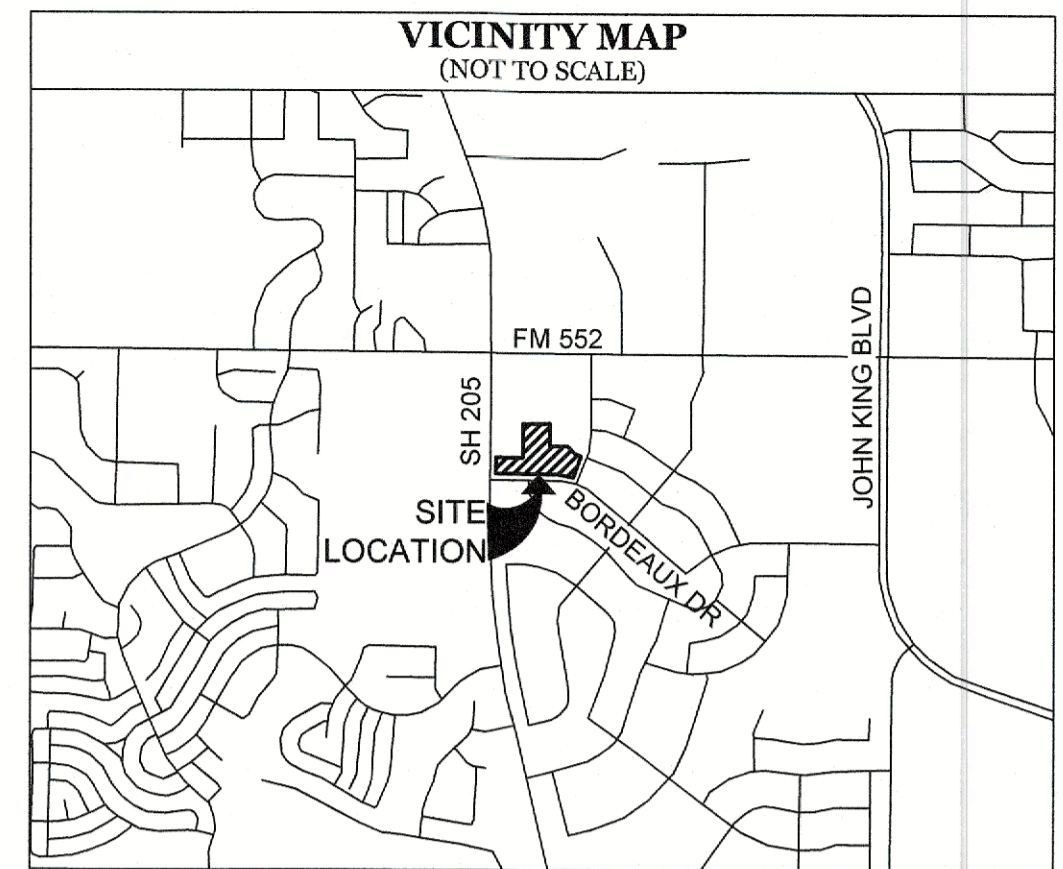
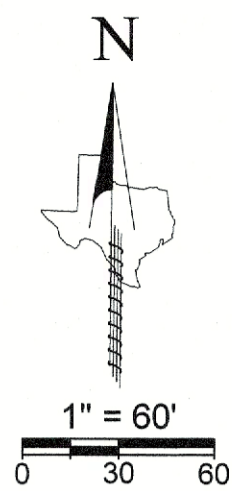
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/21/2024	N/A

No Comments

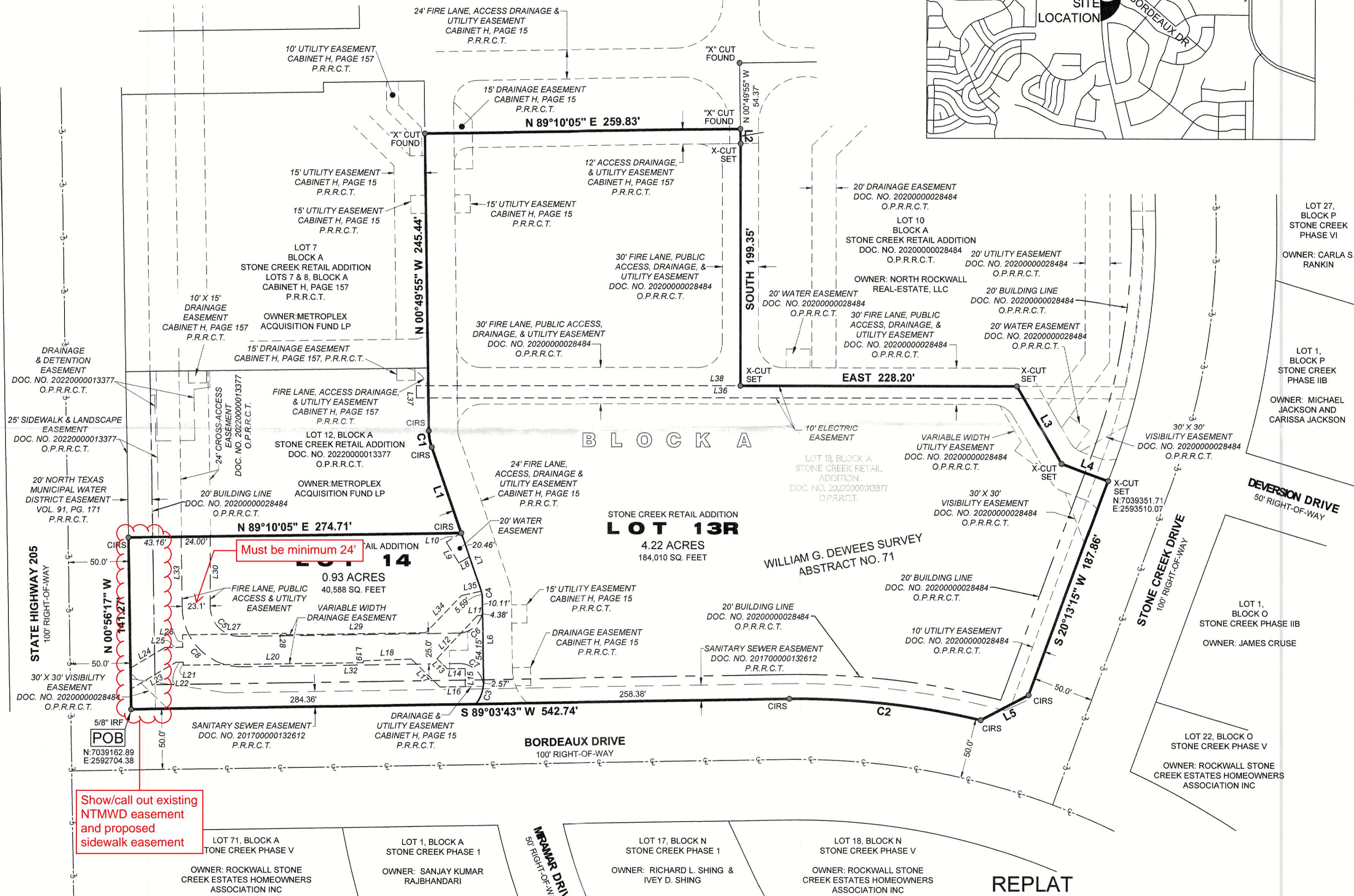
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved

No Comments

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'



Show/call out existing NTMWD easement and proposed sidewalk easement

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

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

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

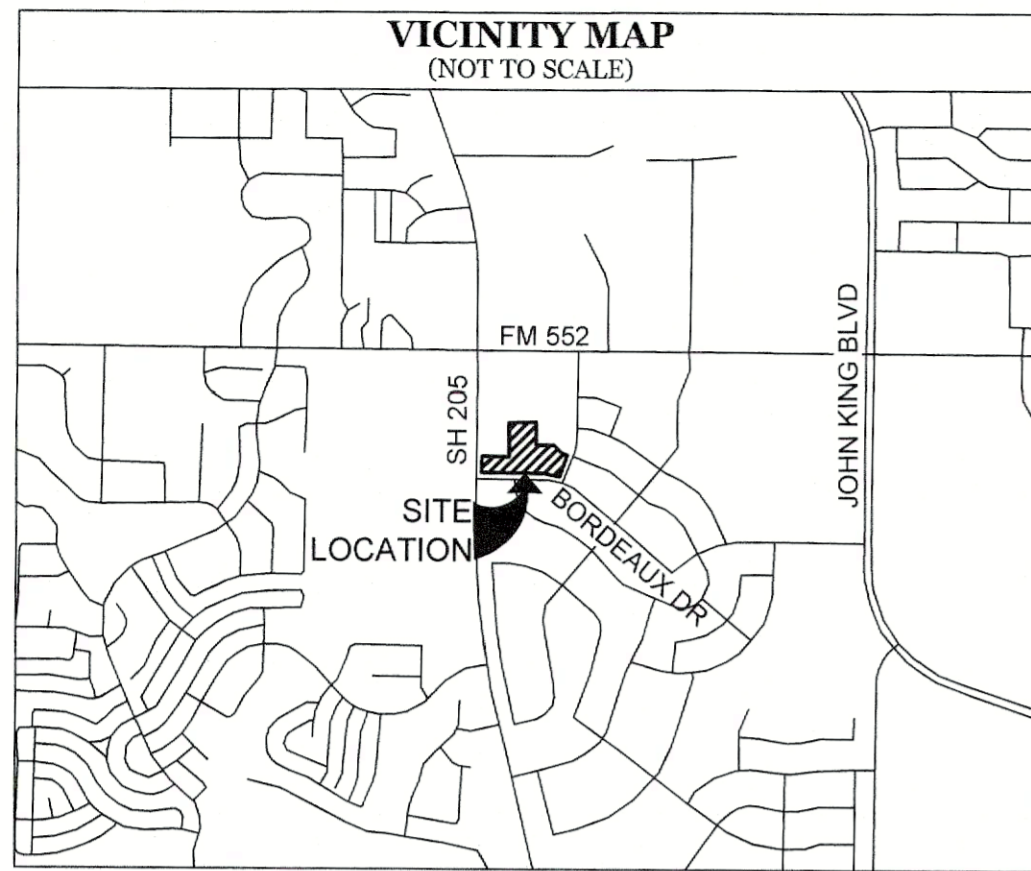
OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 13R & 14, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
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EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

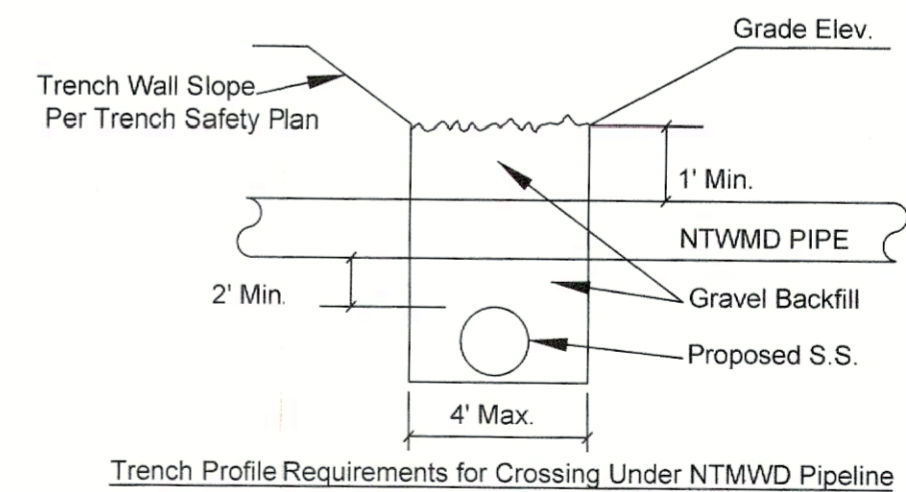


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems ~~in easements~~ on-site.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24		EAGLE SURVEYING, LLC
Date	05/23/2024		222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Drafter	TAR		

SURVEYOR
Eagle Surveying, LLC
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ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
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OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N GOLIAD ST.

SUBDIVISION STONE CREEK RETAIL

LOT 13R/14 BLOCK A

GENERAL LOCATION NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-070

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD-070

PROPOSED USE RESTAURANT

ACREAGE 5.16 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER METROPLEX ACQUISITION FUND, LP

APPLICANT CLAYMOORE ENGINEERING

CONTACT PERSON TIM THOMPSON

CONTACT PERSON CLAY CRISTY

ADDRESS 1717 WOODSTEAD CT.

ADDRESS 1903 CENTRAL DR.

STE. 207

STE. 406

CITY, STATE & ZIP THE WOODLANDS, TX 77380

CITY, STATE & ZIP BEDFORD, TX 76021

PHONE 214.343.4477

PHONE 817.281.0572

E-MAIL tthompson@crestviewcompanies.com

E-MAIL CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

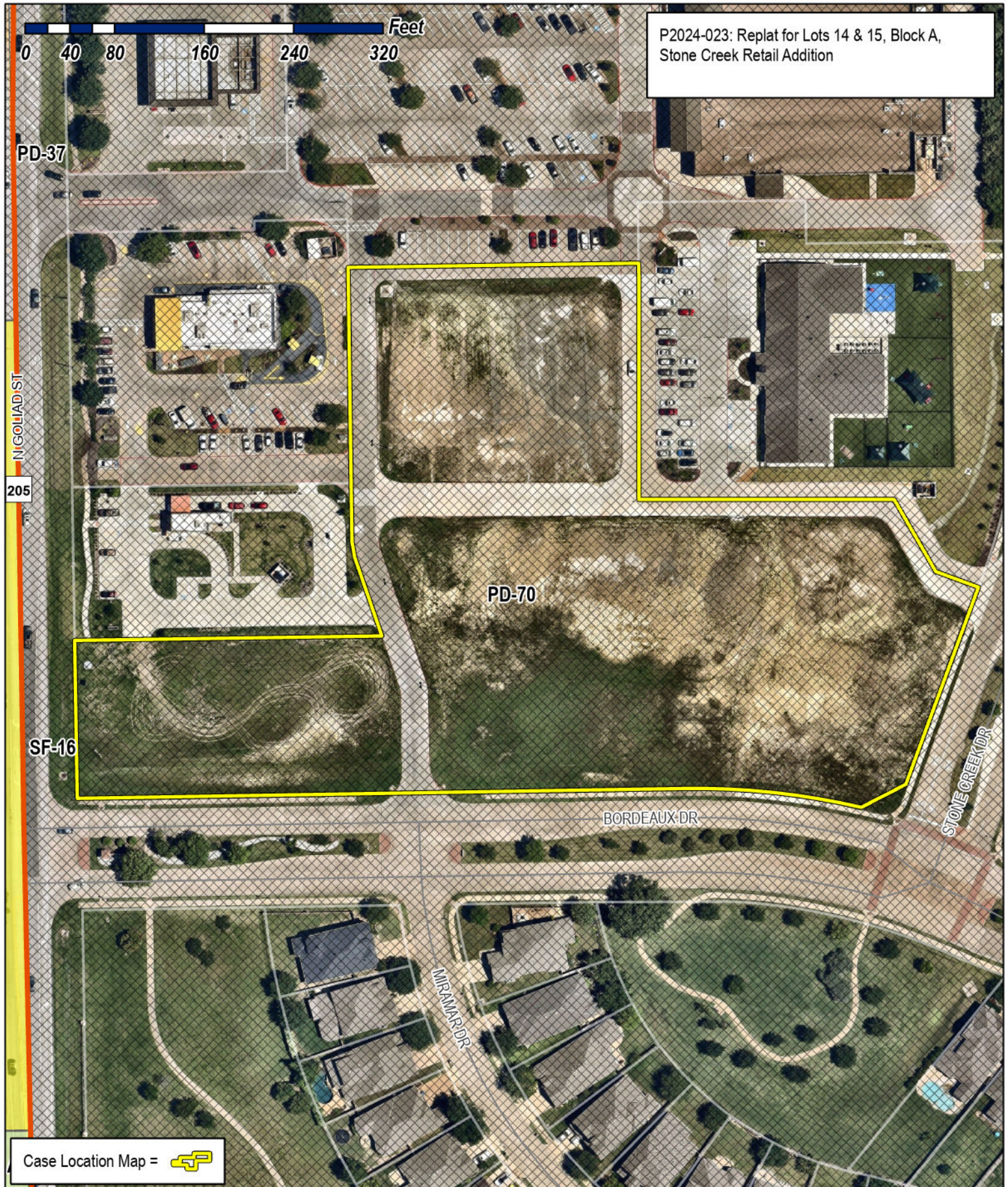
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JUNE DAY OF 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND 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 11th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition

Case Location Map = 



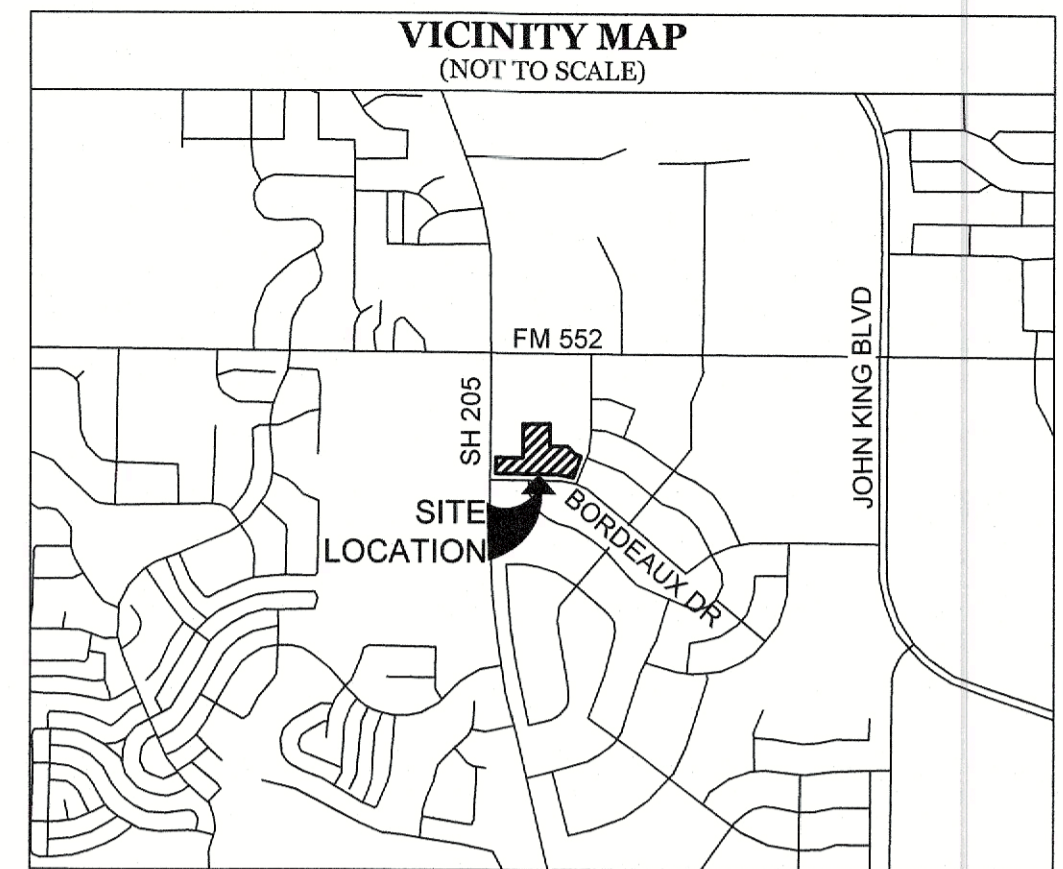
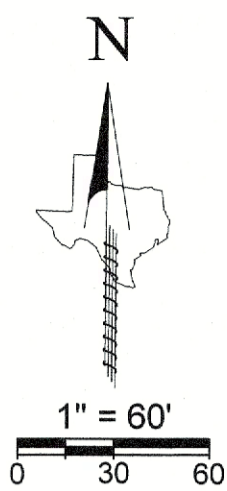
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

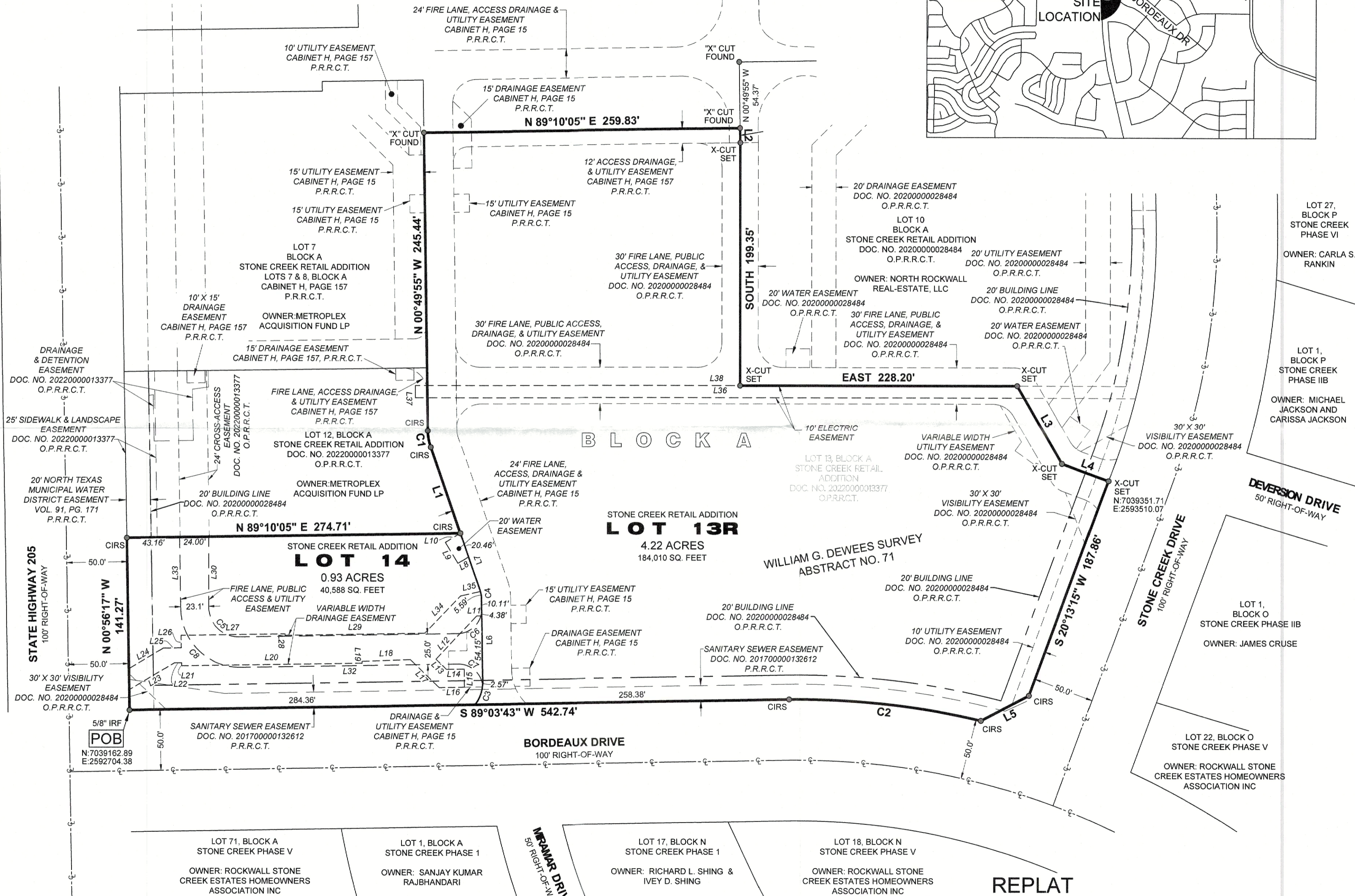
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.67'	25.00'	90°55'00"	S 45°27'30" E	35.64'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	South	56.93'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'



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

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

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

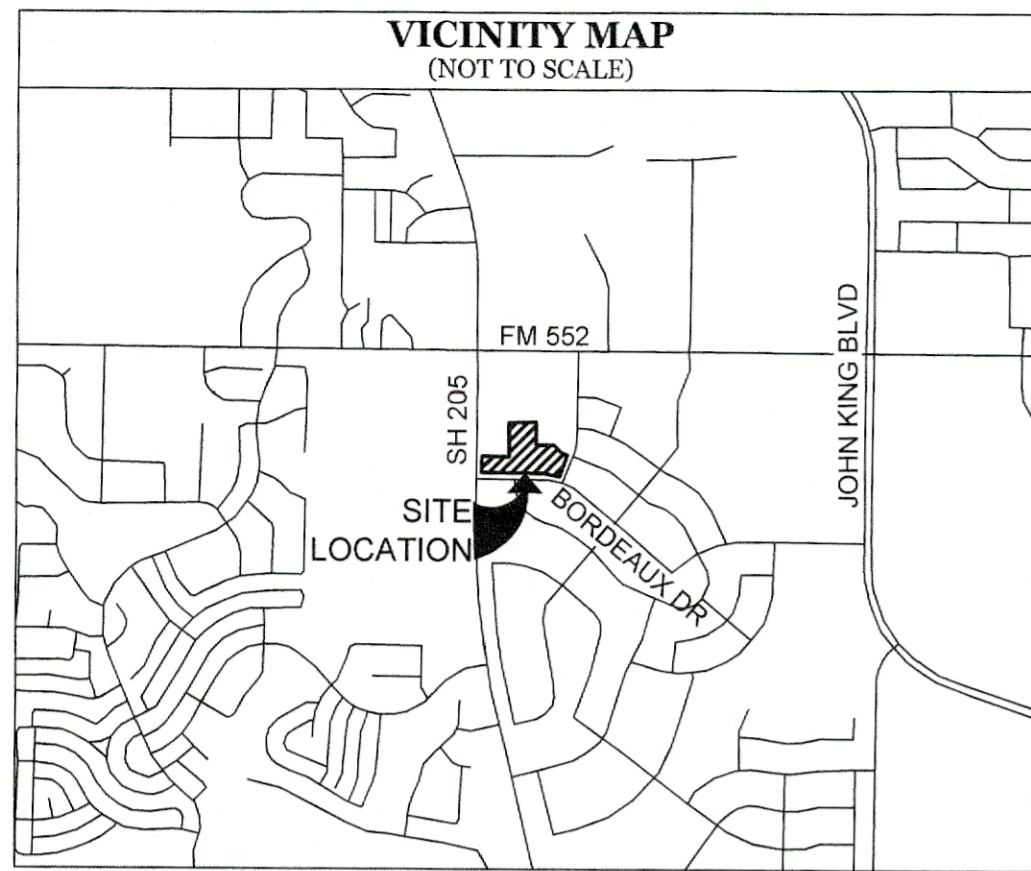
OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 13R & 14, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
Date	05/23/2024
Drafter	TAR

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

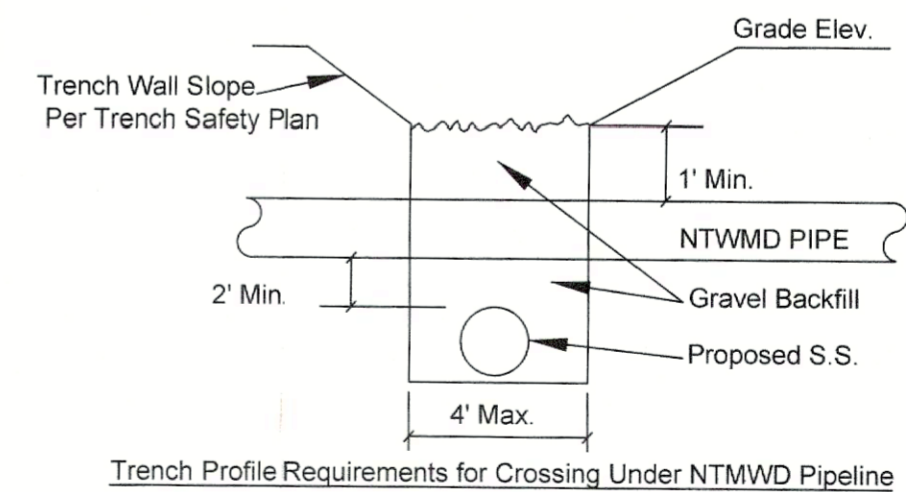


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 13R & 14, BLOCK A
STONE CREEK RETAIL ADDITION**

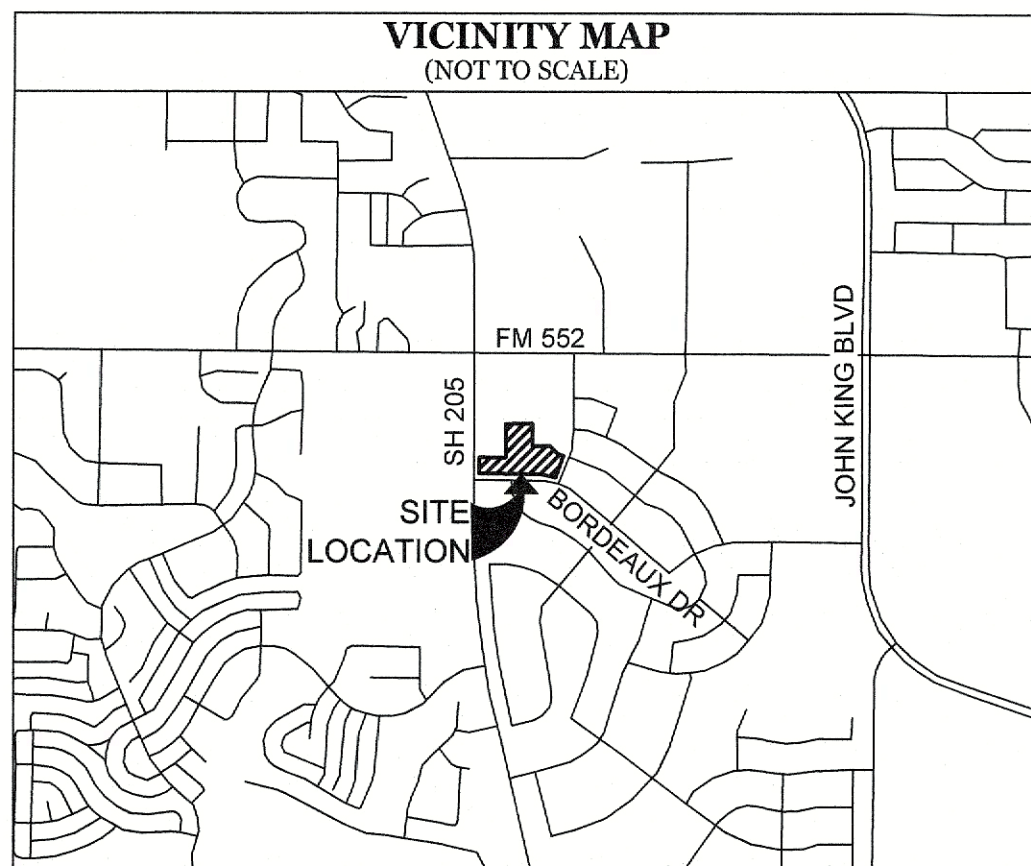
BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
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CONTAINING A TOTAL OF 5.16 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	05/23/2024	
Drafter	TAR	

SURVEYOR
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(940) 222-3009

ENGINEER
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(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, METROPLEX ACQUISITION FUND, L.P., is the owner of 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2022000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

- N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
- N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
- N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2020000028484 of said Official Public Records;
- S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
- SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
- EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
- S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
- S69°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

- Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, METROPLEX ACQUISITION FUND, L.P., the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, 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:

- No buildings, structure, fence, wall, etc., shall be constructed or placed upon, over, or across the easements on-site.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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.

OWNER: METROPLEX ACQUISITION FUND, L.P.

BY: _____ Date
 Billy J. Brice, III

STATE OF _____ §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of _____

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.

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §
 COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION, LOTS 13R & 14, BLOCK A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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 _____, 2024.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOTS 13R & 14, BLOCK A
 STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
 CREATING 2 LOTS
 CONTAINING A TOTAL OF 5.16 ACRES
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-24
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OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 1, 2024
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: P2024-023; *Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) to establish two (2) non-residential lots (*i.e. Lots 14 & 15, Block A, Stone Creek Retail Addition*) for the purpose of establishing utility and drainage easements on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*i.e. Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*i.e. Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [*i.e. Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan (*i.e. SP2023-038*) to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lots 14 & 15, Block A, Stone Creek Retail Addition* staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N GOLIAD ST.

SUBDIVISION STONE CREEK RETAIL

LOT 13R/14 BLOCK A

GENERAL LOCATION NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-070

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD-070

PROPOSED USE RESTAURANT

ACREAGE 5.16 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER METROPLEX ACQUISITION FUND, LP

APPLICANT CLAYMOORE ENGINEERING

CONTACT PERSON TIM THOMPSON

CONTACT PERSON CLAY CRISTY

ADDRESS 1717 WOODSTEAD CT.

ADDRESS 1903 CENTRAL DR.

STE. 207

STE. 406

CITY, STATE & ZIP THE WOODLANDS, TX 77380

CITY, STATE & ZIP BEDFORD, TX 76021

PHONE 214.343.4477

PHONE 817.281.0572

E-MAIL tthompson@crestviewcompanies.com

E-MAIL CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

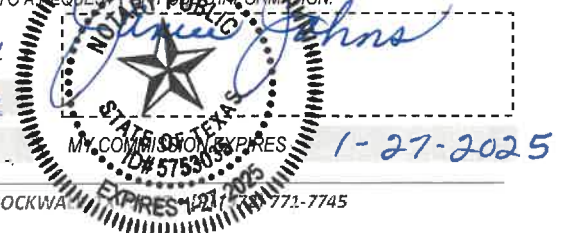
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

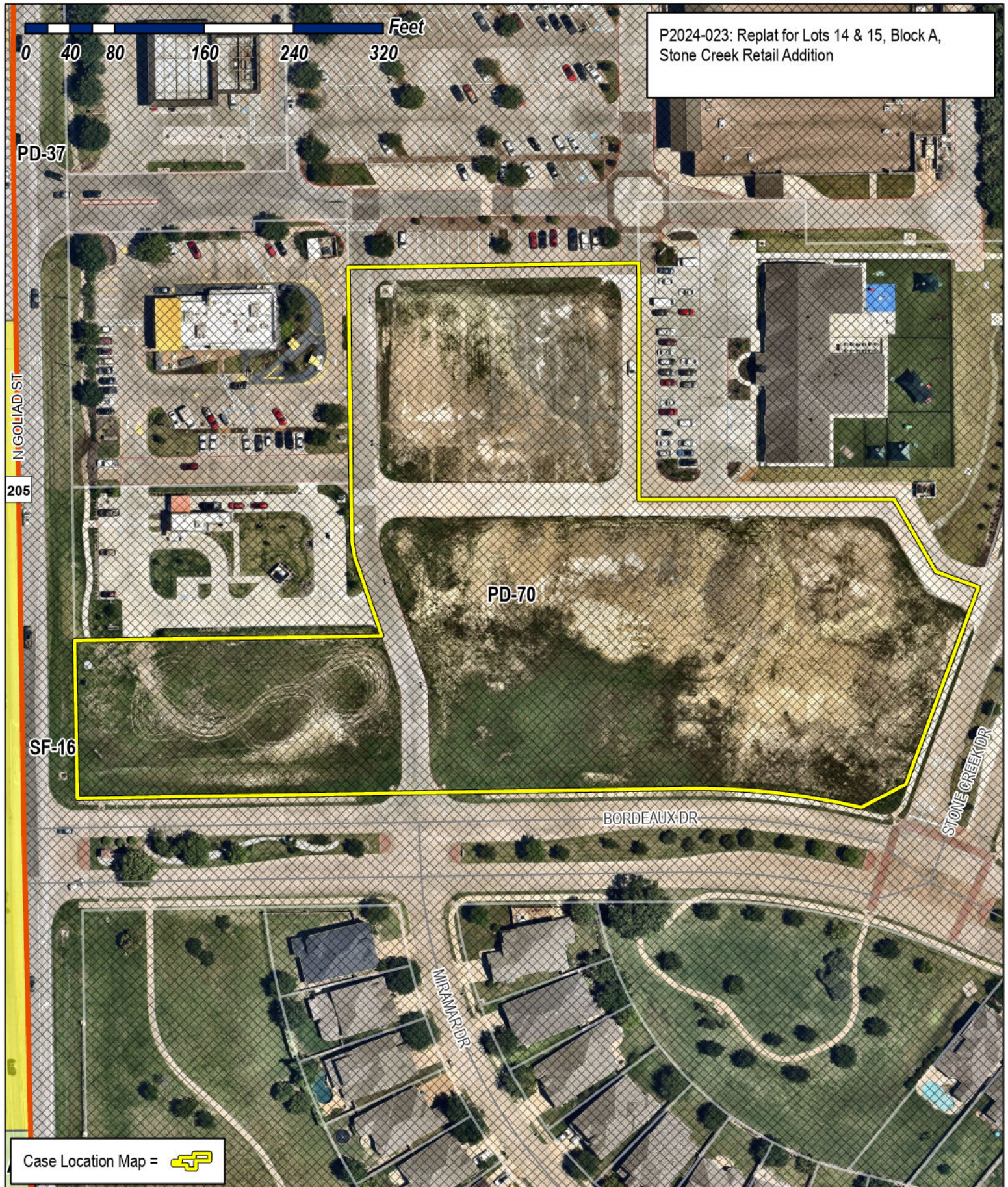
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ JUNE TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF JUNE, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND 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 11TH DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition

Case Location Map = 



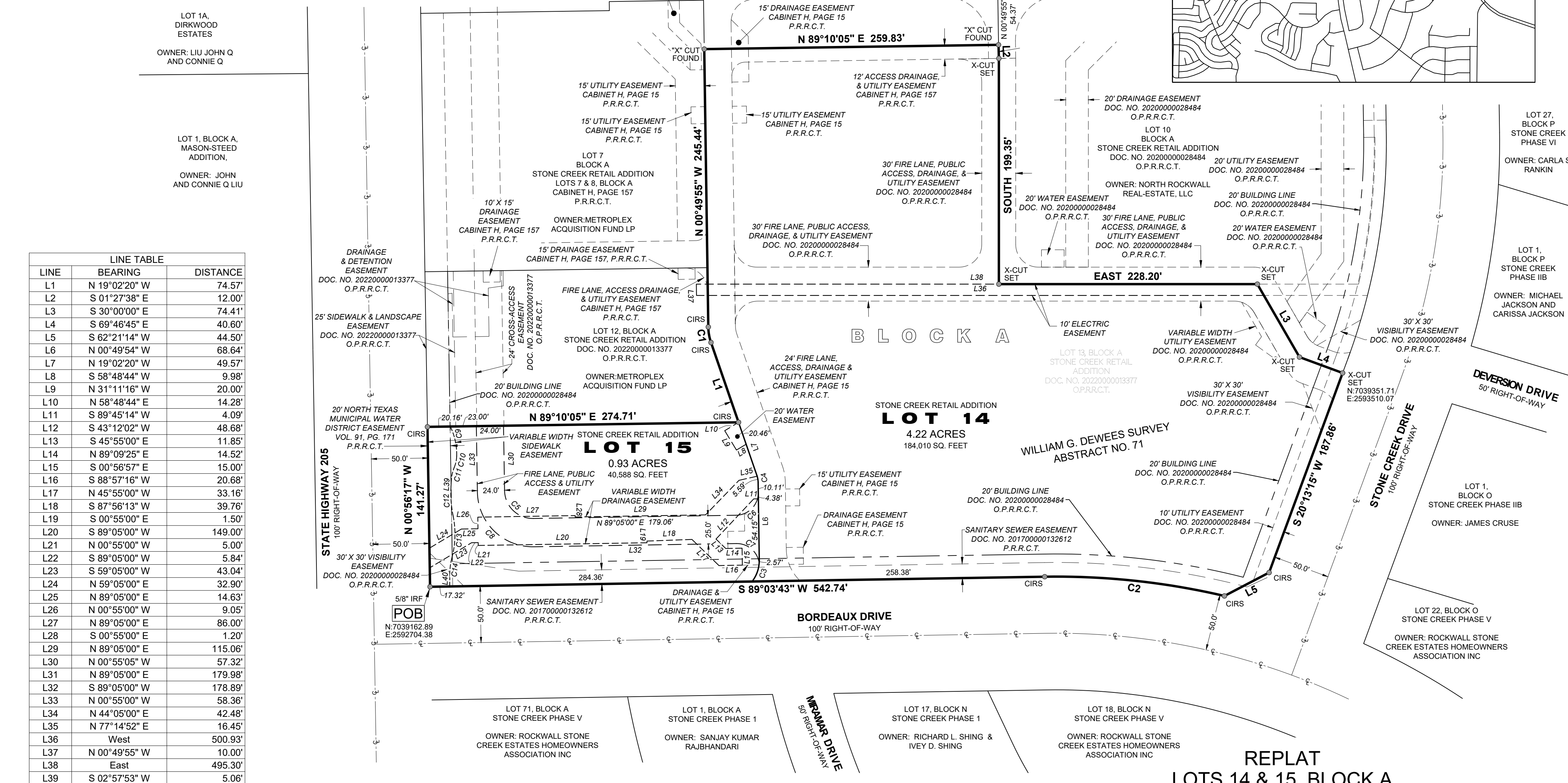
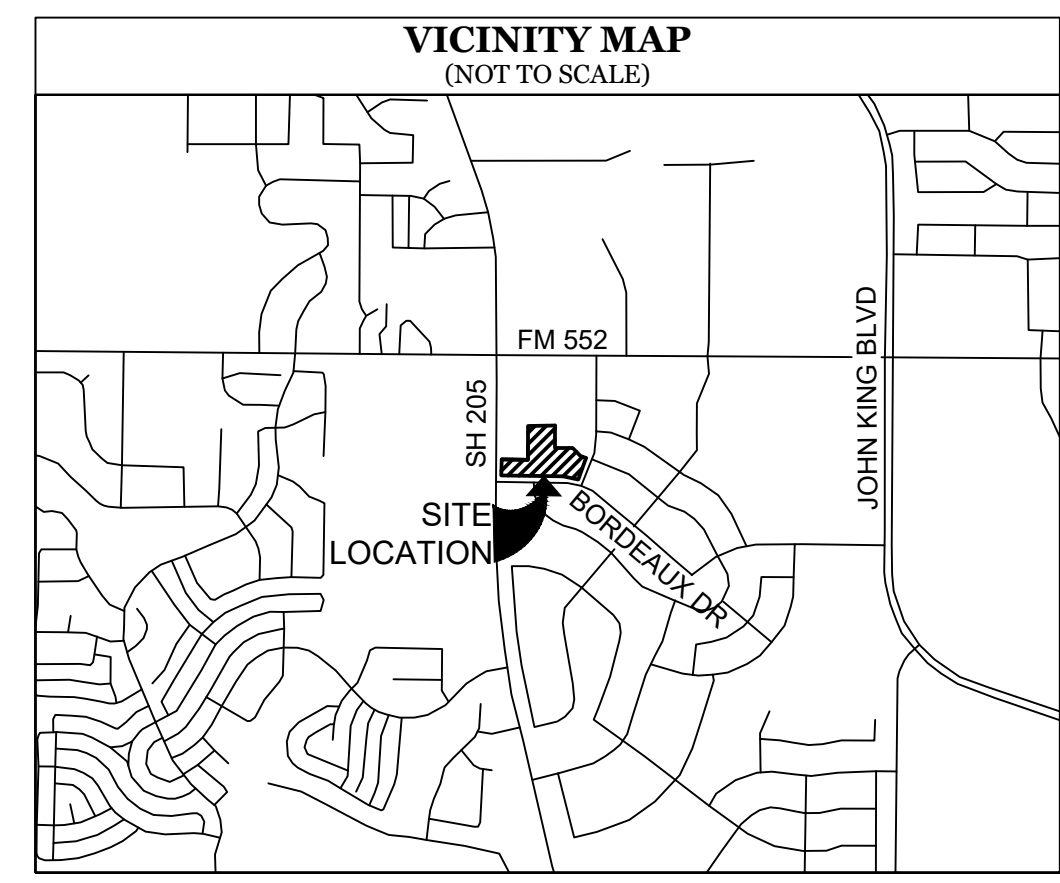
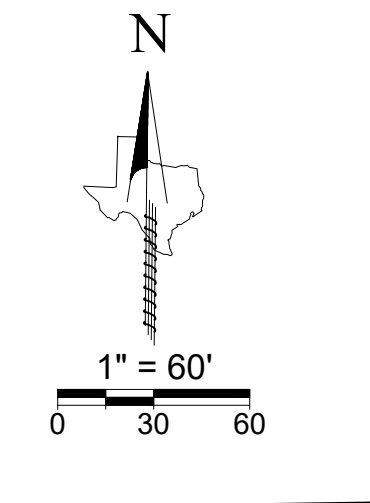
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.27'	25.00'	90°00'00"	N 45°55'00" W	35.36'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'
C9	26.99'	55.24'	27°59'22"	S 12°12'55" E	26.72'
C10	10.31'	28.37'	20°48'55"	S 12°11'13" W	10.25'
C11	12.43'	34.41'	20°42'23"	S 12°14'29" W	12.37'
C12	25.79'	102.47'	14°25'08"	S 04°14'41" E	25.72'
C13	37.35'	81.64'	26°12'56"	S 01°39'13" W	37.03'
C14	15.88'	57.34'	15°52'04"	S 06°49'39" W	15.83'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	N 00°55'05" W	57.32'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'
L39	S 02°57'53" W	5.06'
L40	S 00°32'04" W	9.61'

Project	1910.030-24
Date	06/25/2024
Drafter	TAR

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

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

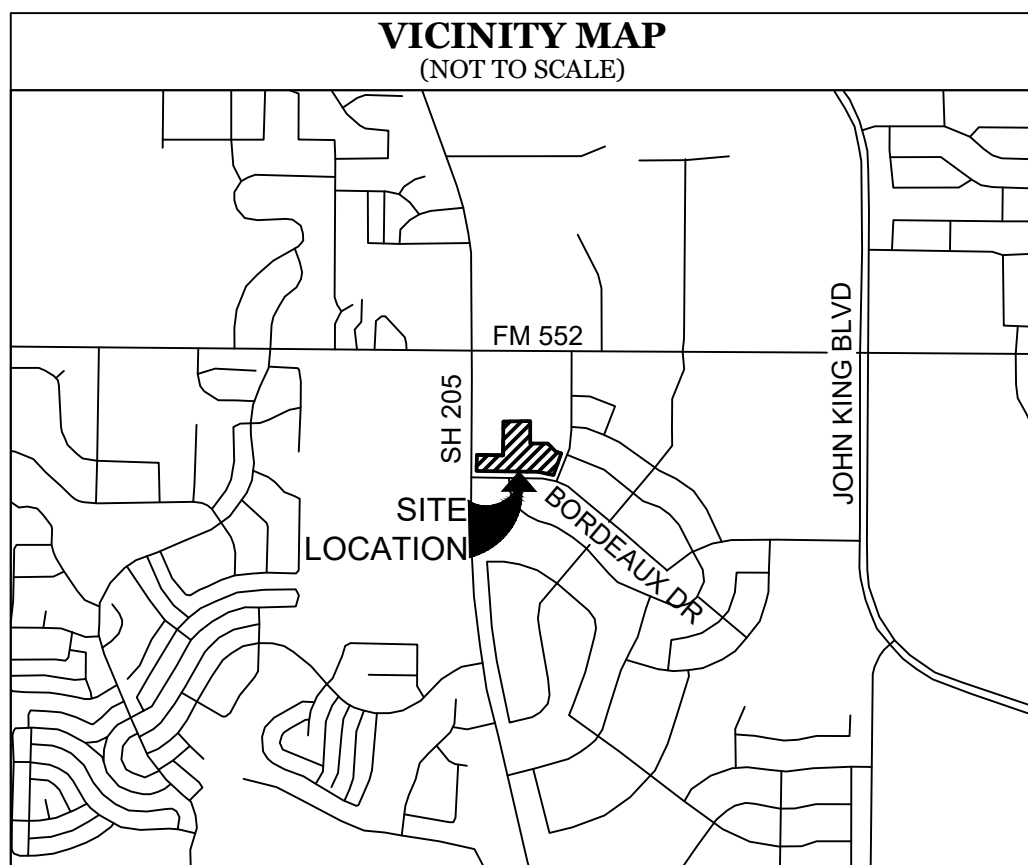
ENGINEER
Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

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

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT LOTS 14 & 15, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

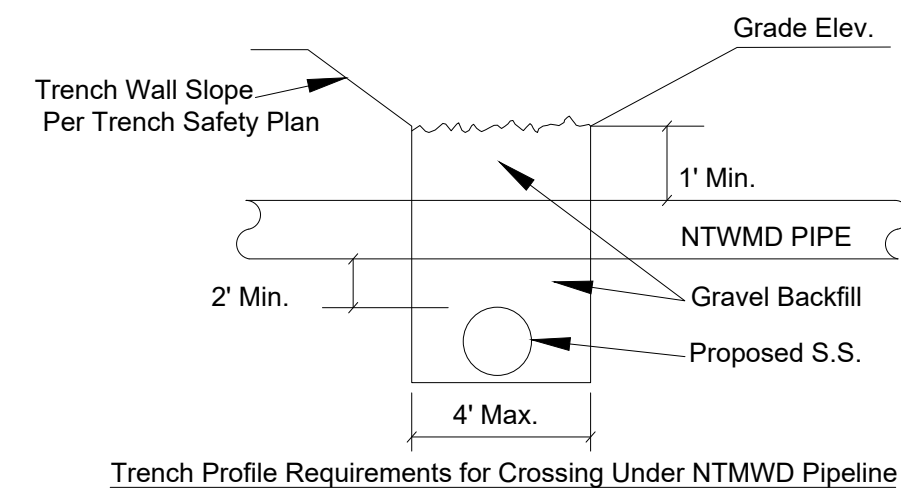


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, North American Datum of 1983 (adjustment realization 2011).
- 7.) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.
- 10.) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 14 & 15, BLOCK A
STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

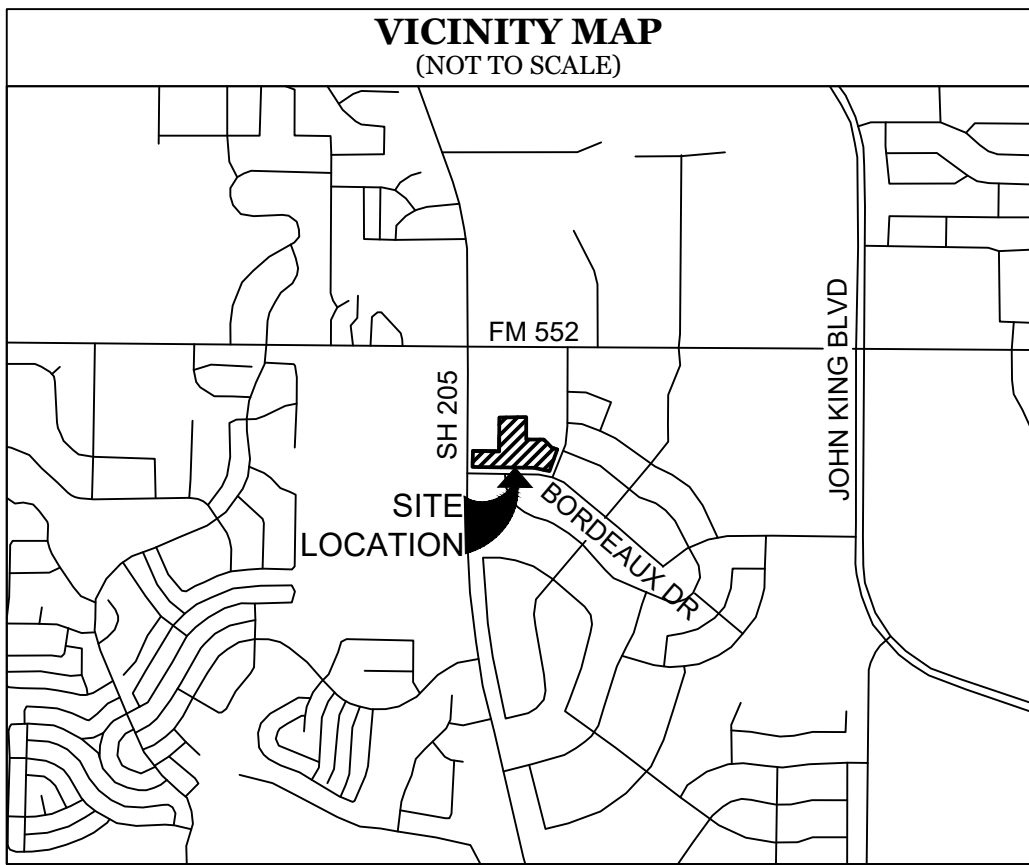
CASE NO.
P2024-023
PAGE 2 OF 3

Project	1910.030-24		EAGLE SURVEYING, LLC	222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/25/2024		EAGLE SURVEYING	
Drafter	TAR			

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

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

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **METROPLEX ACQUISITION FUND, L.P.**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2022000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

1. N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
2. N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
3. Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
5. N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2020000028484 of said Official Public Records;
6. S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
7. SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
8. EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
9. S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
10. S69°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

1. Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

BY: _____
Billy J. Brice, III Date

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of _____

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.

Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHARIMAN

CITY SECRETARY

CITY ENGINEER

**REPLAT
LOTS 14 & 15, BLOCK A
STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P2024-023
PAGE 3 OF 3

Project	1910.030-24
Date	06/25/2024
Drafter	TAR

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

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009	ENGINEER ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, TX 76021 (817) 281-0572
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OWNER Metroplex Acquisition Fund, L.P. 1717 Woodstead Court, Suite 207 The Woodlands, TX 77380 (855) 408-3390
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DATE: July 2, 2024

TO: Clay Cristy
1903 Central Drive, Suite 406
Bedford, TX 76021

CC: Tim Thompson
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2024-023; *Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition*

Mr. Cristy:

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 July 1, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with a vacant seat.

City Council

On July 1, 2024, the City Council approved a motion to approve the Replat by a vote of 6-0, with Council Member Campbell absent.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

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 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department