



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

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
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ZONING APPLICATION FEES:

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- 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

DuWest Addition

LOT

1-3

BLOCK

A

GENERAL LOCATION

The NEC of Hwy 205 & E. Quail Run Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-70

CURRENT USE _____

PROPOSED ZONING

PD-70

PROPOSED USE _____

ACREAGE

8.62

LOTS [CURRENT]

3

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

DW Quail Run, LLC

APPLICANT

CONTACT PERSON

Bowen Hendrix

CONTACT PERSON _____

ADDRESS

4403 N. Central Expressway

ADDRESS _____

Suite 200

CITY, STATE & ZIP

Dallas, TX 75205

CITY, STATE & ZIP _____

PHONE

214-918-1804

PHONE _____

E-MAIL

bowen@duwestrealty.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

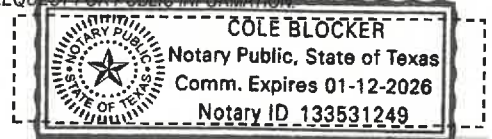
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOWEN HENDRIX [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 472.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF FEBRUARY, 2025.

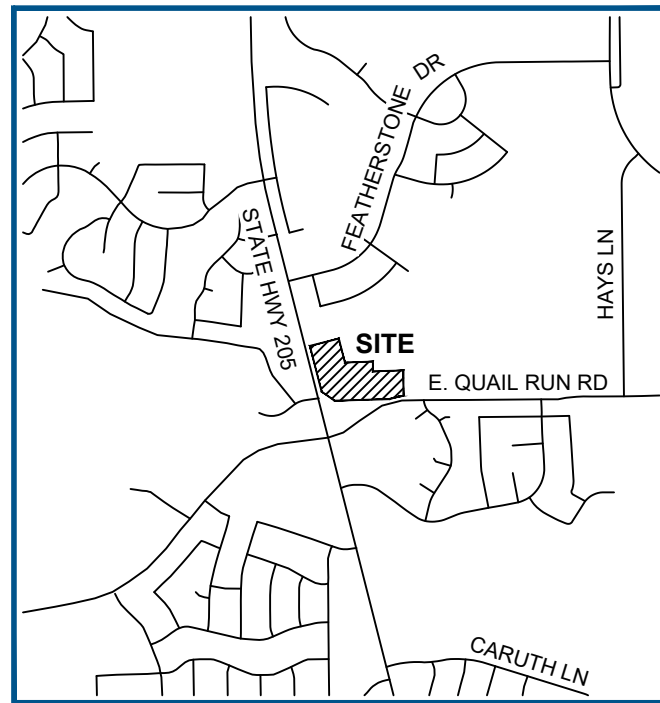
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____

VICINITY MAP
(1" = 2,000')



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT
- FLADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- - - - - = ULTIMATE FLOOD CUT LINE
- XXX ULT 1284 = ULTIMATE FLOOD ELEVATION SECTION NUMBER

GENERAL NOTES

- The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
- Easements shown hereon per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.

LINE TABLE

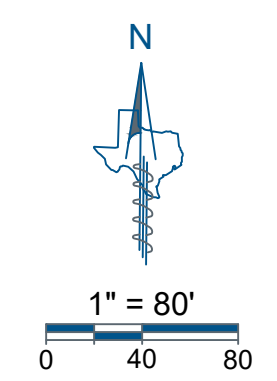
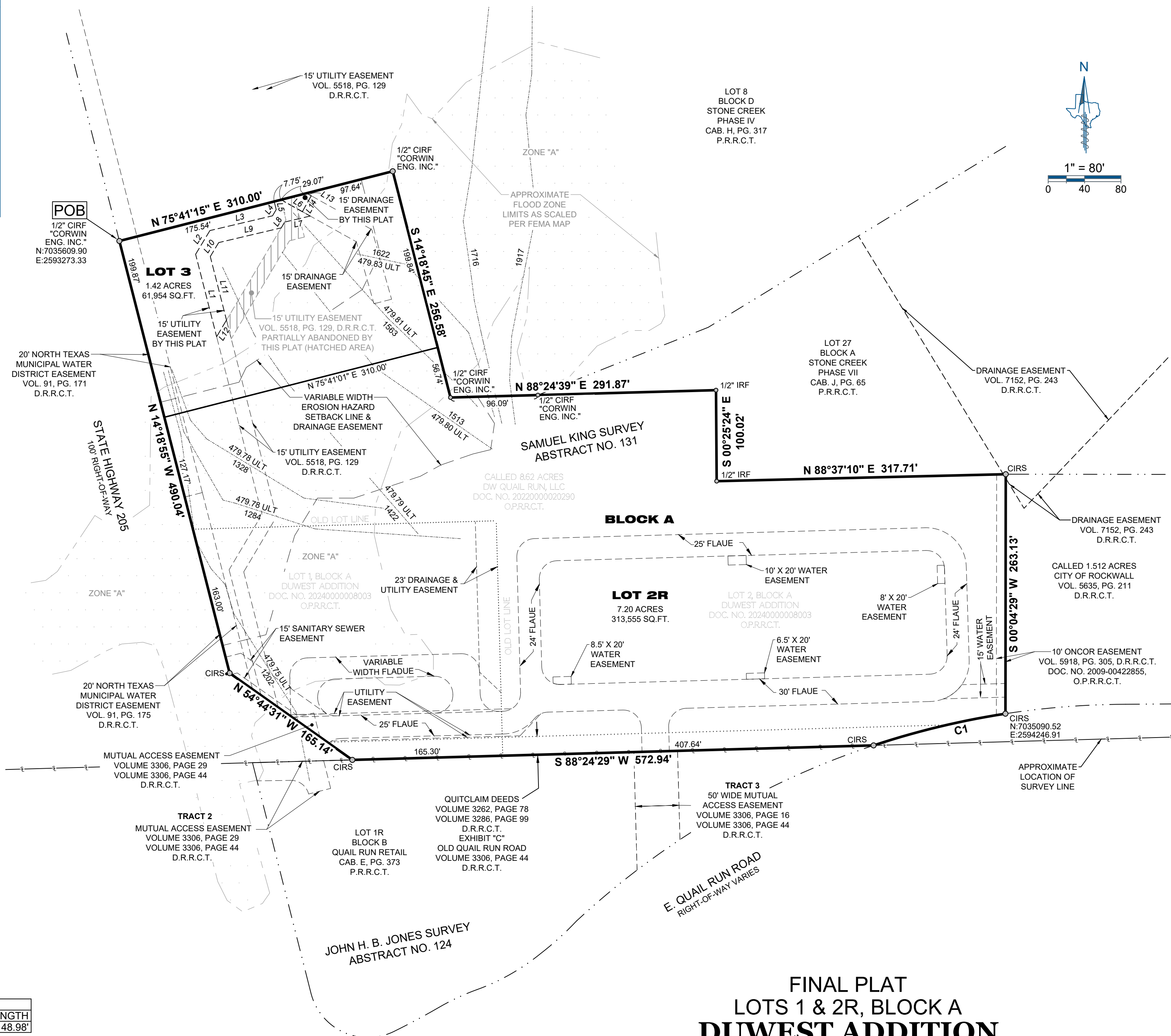
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE

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



FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	02/11/2025	
Drafter	BE	

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

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

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

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

- North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
- South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
- North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
- South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
- North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

- North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: **DW QUAIL RUN, LLC**

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

 Caleb McCanlies
 Registered Professional Land Surveyor #7036

 Date

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

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 _____, 2025.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 LOTS 1 & 2R, BLOCK A
 DUWEST ADDITION
 REVISED
 8.62 ACRES (375,509 SQ.FT.)**

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED
 IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
 SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
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CASE NO.

PAGE 2 OF 2

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Date 02/11/2025	
Drafter BE	

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

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

OWNER
 DW Quail Run, LLC
 Contact: Bowen Hendrix
 4403 N. Central Expressway, Suite 200
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City of Rockwall
Planning and Zoning Department
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DuWest Addition

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BLOCK

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ACREAGE

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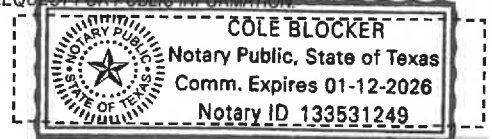
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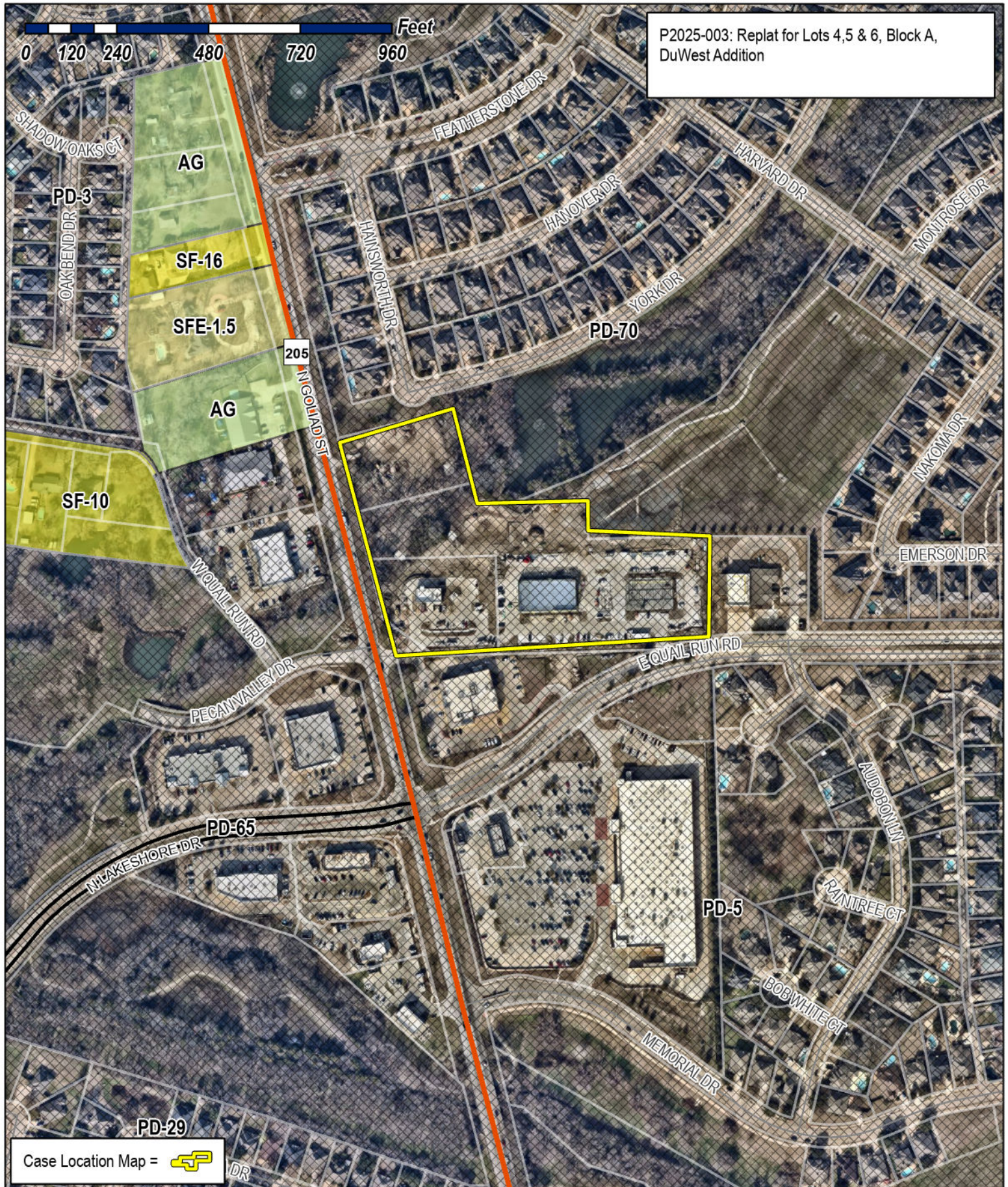
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



P2025-003: Replat for Lots 4, 5 & 6, Block A, DuWest Addition

Case Location Map = 



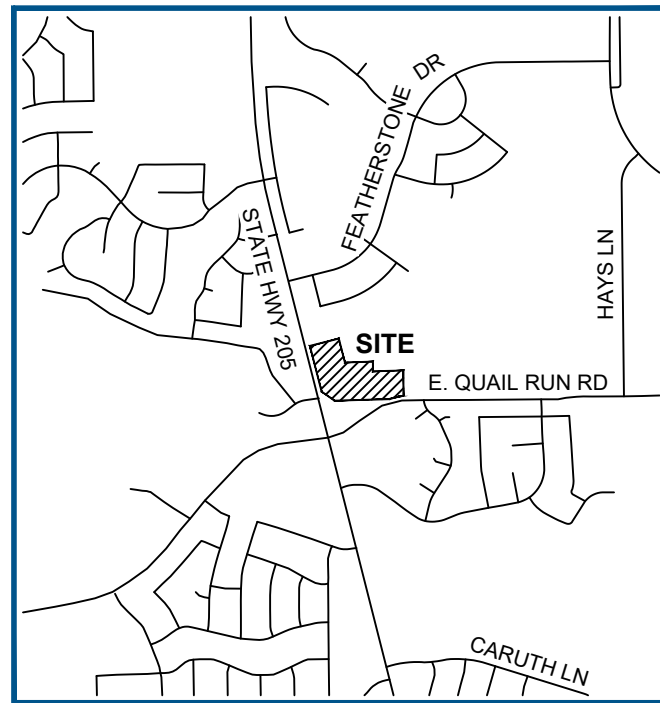
City of Rockwall

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.



VICINITY MAP
(1" = 2,000')



LEGEND

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- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT
- FLADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- - - - - = ULTIMATE FLOOD CUT LINE
- XXX ULT 1284 = ULTIMATE FLOOD ELEVATION SECTION NUMBER

GENERAL NOTES

- The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
- Easements shown hereon per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.

LINE TABLE

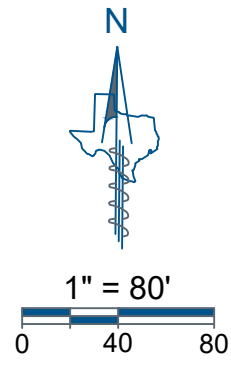
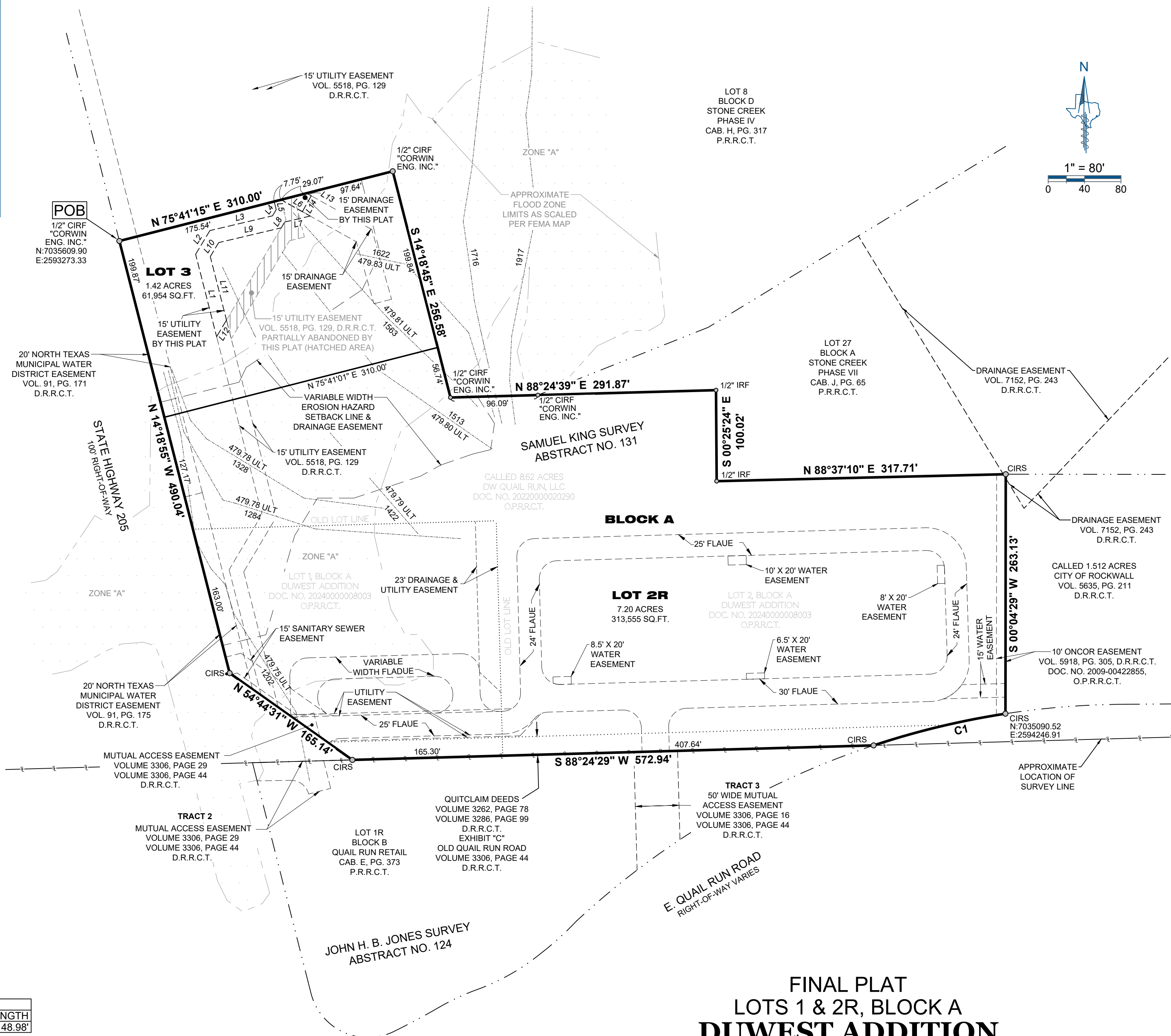
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE

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



FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	02/11/2025	
Drafter	BE	

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

1. North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
2. South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
3. North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
4. South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
5. North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: **DW QUAIL RUN, LLC**

BY: _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

Caleb McCanlies
Registered Professional Land Surveyor #7036

Date

CERTIFICATE OF APPROVAL

Chairman
Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

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 _____, 2025.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

**FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)**

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED
IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

PAGE 2 OF 2

Project 2201.023-20	 <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 02/11/2025	
Drafter BE	

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

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

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: February 25, 2025
APPLICANT: Bowen Hendrix; *DW Quail Run, LLC*
CASE NUMBER: P2025-003; *Replat for Lots 4 & 5, Block A, DuWest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for an 8.62-acre tract of land (*i.e. Lots 4 & 5, Block A, DuWest Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating three (3) lots into two (2) lots.
- Background. The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [i.e. Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [i.e. Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-003*] for two (2) *Restaurants, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*i.e. Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-042*] to allow a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 1. On November 7, 2022, the City Council approved a Final Plat [*i.e. Case No. P2022-054*] to establish the subject property as Lot 2, Block A, DuWest Addition. On January 10, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2022-057*] to allow the construction of a *2,325 SF Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. On September 26, 2023, the Planning and Zoning Commission approved an amended Site Plan [*i.e. Case No. SP2023-029*] for the purpose of constructing two (2) *Restaurant/Retail Buildings* on the subject property. On February 8, 2024, an Amended Site Plan [*i.e. Case No. SP2024-002*] was approved by the Director of Planning and Zoning allowing changes in the approved building elevations for the *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*.
- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 4 & 5, Block A, DuWest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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: 2/21/2025

PROJECT NUMBER: P2025-003
PROJECT NAME: Replat for lots 1 & 2, Block A, Duwest Addiiton
SITE ADDRESS/LOCATIONS: NEC of Hwy 205 & E Quail Run Road

CASE CAPTION: Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2025	Approved w/ Comments

02/20/2025: P2025-003: Final Plat for Lots 4 & 5, Block A, Duwest Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [SH-205].

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 (P2025-003) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOTS 4 & 5, BLOCK A
DUWEST ADDITION
BEING A REPLAT OF
LOTS 1, 2, & 3, BLOCK A
DUWEST ADDITION
BEING
TWO (2) LOTS
8.62-ACRES OR 375,509 SF
SITUATED IN THE
SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the right-of-way width and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 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.9 Please provide the following Surveyor's/Registered Engineer Signature Block. (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 SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.10 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.11 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.12 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: February 25, 2025

City Council Meeting: March 3, 2025

I.13 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 Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

- 02/21/2025: 1. Include City's general notes for plats.
 2. Show/ call out new floodplain and source of data.
 3. 25'
 4. 20'
 5. Label width of all easements or dimension.
 6. Final sewer main is located here. Easement needed.
 7. None of these easements have bearings or distances on them.
 8. Call out new detention/drainage easement.
 9. Call out 100' WSEL of detention pond.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

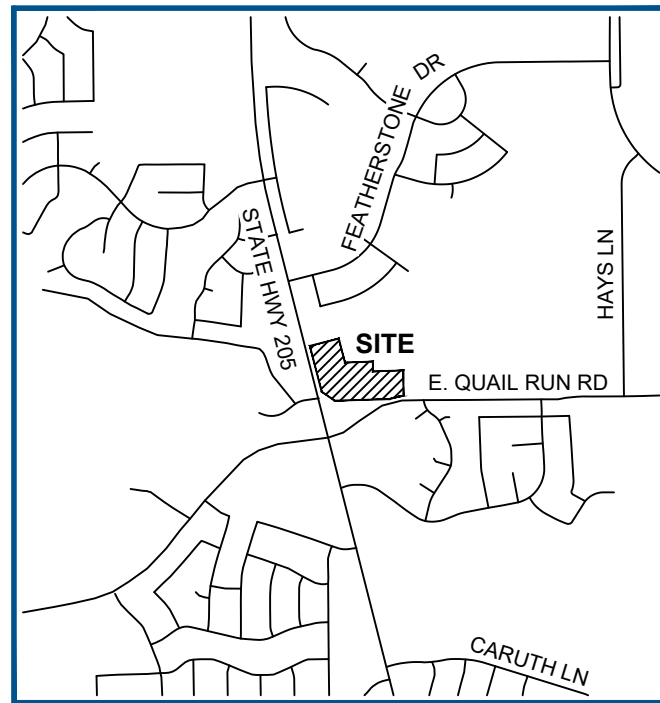
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

VICINITY MAP
(1" = 2,000')



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT
- FLADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- - - - - = ULTIMATE FLOOD CUT LINE
- XXX ULT 1284 = ULTIMATE FLOOD ELEVATION SECTION NUMBER

Include City's general notes for plats.

GENERAL NOTES

1. The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
3. The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
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. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
7. 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.
8. Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
9. Easements shown hereon per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.

LINE TABLE

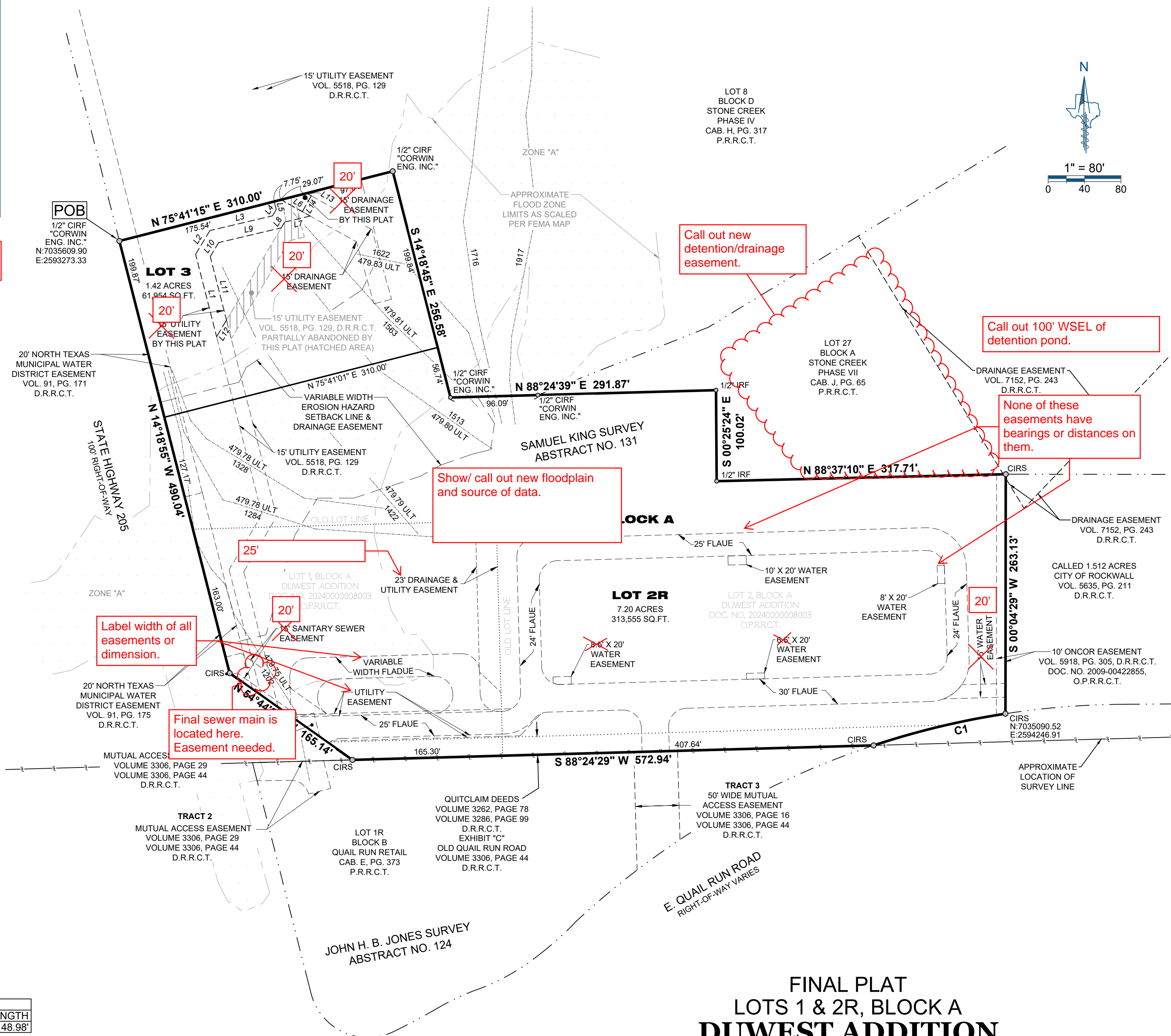
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE

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



Label width of all easements or dimension.

Final sewer main is located here. Easement needed.

Show/ call out new floodplain and source of data.

Call out new detention/drainage easement.

Call out 100' WSEL of detention pond.

None of these easements have bearings or distances on them.

FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 02/11/2025	
Drafter BE	

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

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

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 _____

SUBDIVISION

DuWest Addition

LOT

1-3

BLOCK

A

GENERAL LOCATION

The NEC of Hwy 205 & E. Quail Run Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-70

CURRENT USE _____

PROPOSED ZONING

PD-70

PROPOSED USE _____

ACREAGE

8.62

LOTS [CURRENT]

3

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

DW Quail Run, LLC

APPLICANT

CONTACT PERSON

Bowen Hendrix

CONTACT PERSON _____

ADDRESS

4403 N. Central Expressway

ADDRESS _____

Suite 200

CITY, STATE & ZIP

Dallas, TX 75205

CITY, STATE & ZIP _____

PHONE

214-918-1804

PHONE _____

E-MAIL

bowen@duwestrealty.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

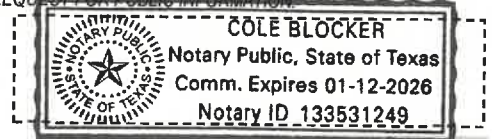
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOWEN HENDRIX [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 472.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

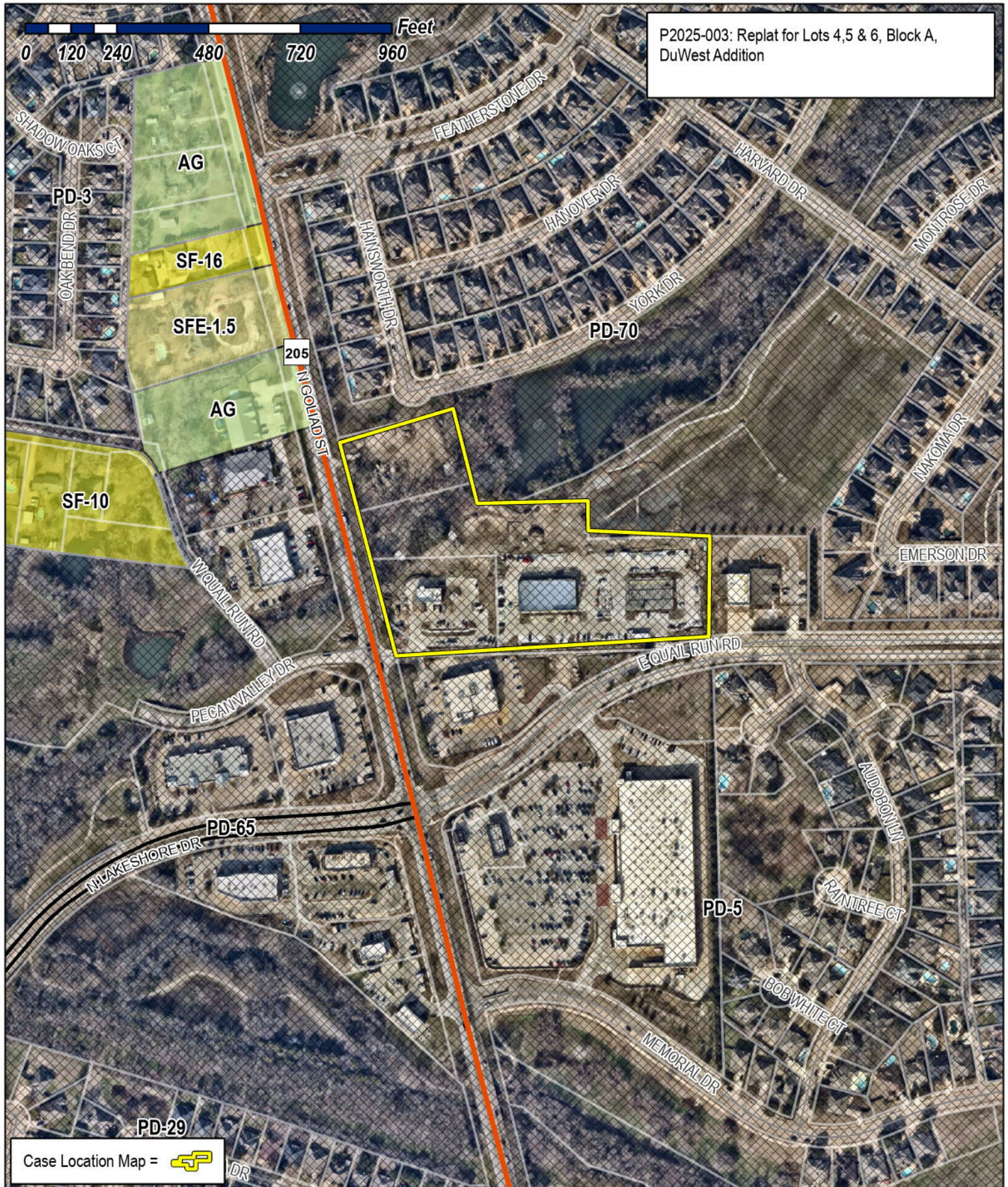
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF FEBRUARY, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



P2025-003: Replat for Lots 4, 5 & 6, Block A, DuWest Addition



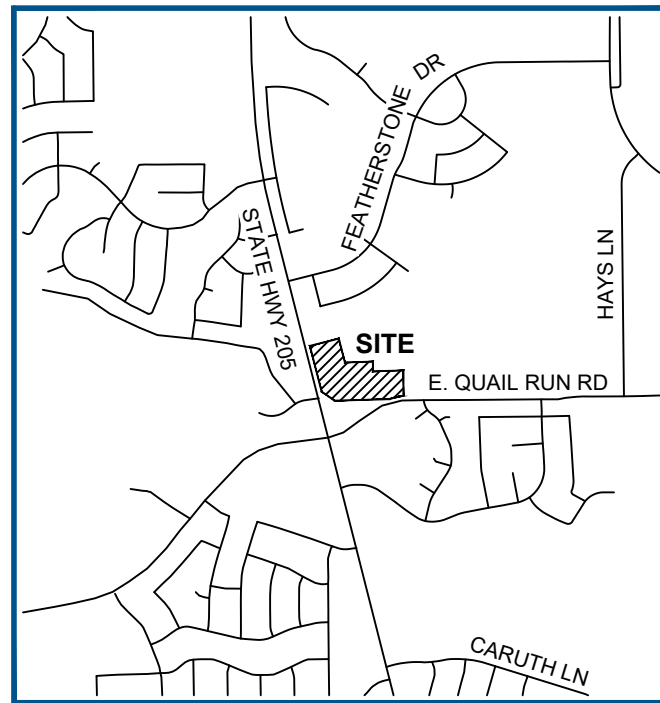
City of Rockwall

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.



VICINITY MAP
(1" = 2,000')



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
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- The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
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LINE TABLE

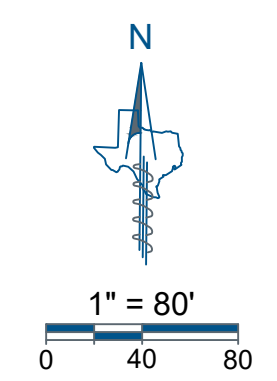
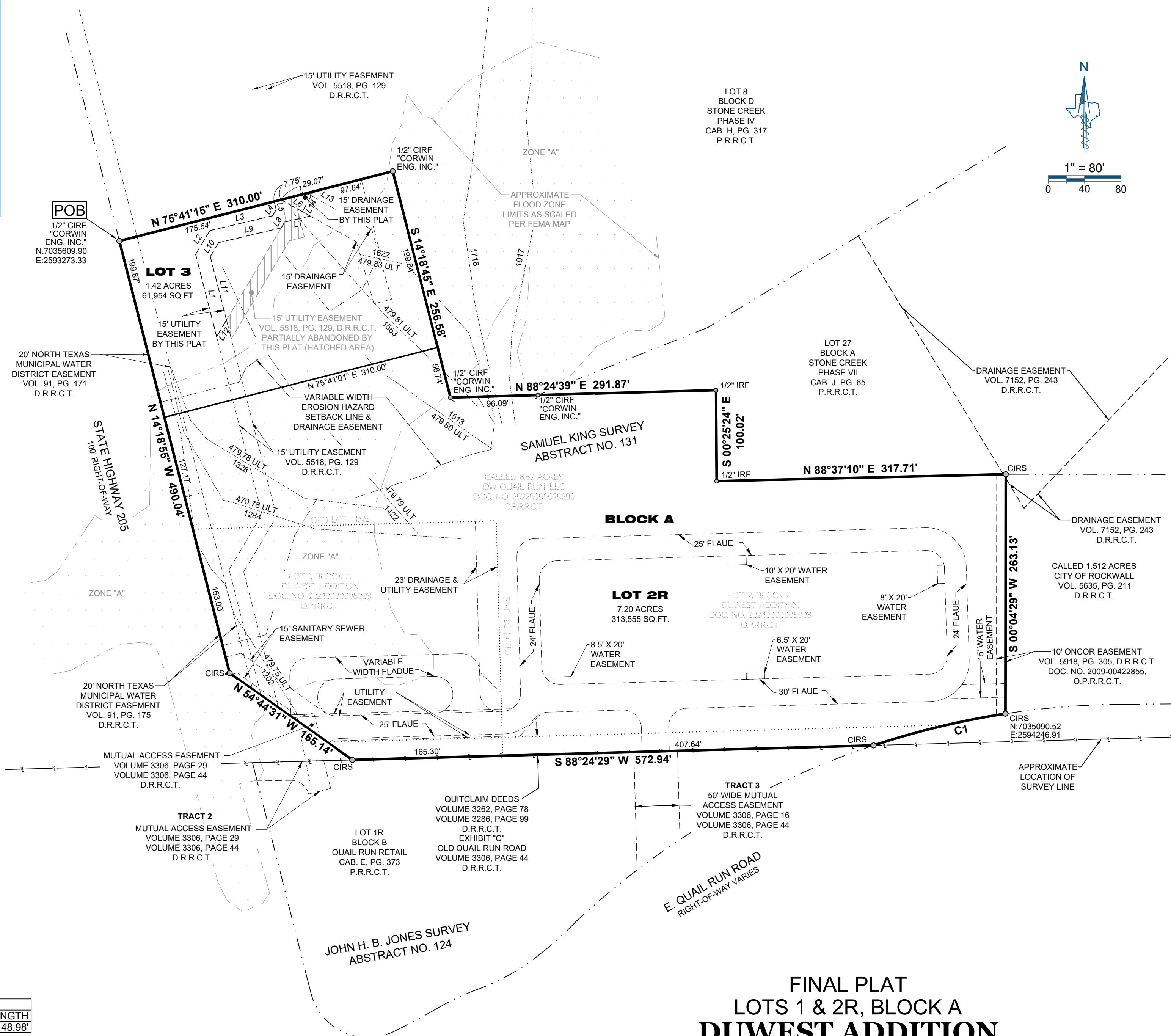
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FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	02/11/2025	
Drafter	BE	

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

1. North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
2. South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
3. North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
4. South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
5. North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: **DW QUAIL RUN, LLC**

BY: _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

Caleb McCanlies
Registered Professional Land Surveyor #7036

Date

CERTIFICATE OF APPROVAL

Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

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 _____, 2025.

Mayor, City of Rockwall City Secretary, City of Rockwall

City Engineer

**FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)**

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED
IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

PAGE 2 OF 2

Project 2201.023-20	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 02/11/2025	
Drafter BE	

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

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

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



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: March 3, 2025
APPLICANT: Bowen Hendrix; *DW Quail Run, LLC*
CASE NUMBER: P2025-003; *Replat for Lots 4 & 5, Block A, DuWest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a Replat for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for an 8.62-acre tract of land (*i.e. Lots 4 & 5, Block A, DuWest Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating three (3) lots into two (2) lots.
- Background. The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [i.e. Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [i.e. Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-003*] for two (2) *Restaurants, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*i.e. Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2022-042*] to allow a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In* on the proposed Lot 1. On November 7, 2022, the City Council approved a Final Plat [*i.e. Case No. P2022-054*] to establish the subject property as Lot 2, Block A, DuWest Addition. On January 10, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2022-057*] to allow the construction of a 2,325 SF *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. On September 26, 2023, the Planning and Zoning Commission approved an amended Site Plan [*i.e. Case No. SP2023-029*] for the purpose of constructing two (2) *Restaurant/Retail Buildings* on the subject property. On February 8, 2024, an Amended Site Plan [*i.e. Case No. SP2024-002*] was approved by the Director of Planning and Zoning allowing changes in the approved building elevations for the *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*.
- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lots 4 & 5, Block A, DuWest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Thompson and Deckard absent.



DEVELOPMENT APPLICATION

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

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 _____

SUBDIVISION

DuWest Addition

LOT

1-3

BLOCK

A

GENERAL LOCATION

The NEC of Hwy 205 & E. Quail Run Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-70

CURRENT USE _____

PROPOSED ZONING

PD-70

PROPOSED USE _____

ACREAGE

8.62

LOTS [CURRENT]

3

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

DW Quail Run, LLC

APPLICANT

CONTACT PERSON

Bowen Hendrix

CONTACT PERSON _____

ADDRESS

4403 N. Central Expressway

ADDRESS _____

Suite 200

CITY, STATE & ZIP

Dallas, TX 75205

CITY, STATE & ZIP _____

PHONE

214-918-1804

PHONE _____

E-MAIL

bowen@duwestrealty.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

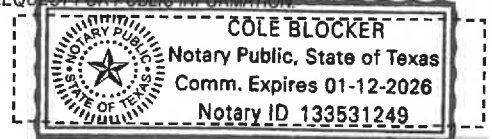
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOWEN HENDRIX [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 472.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

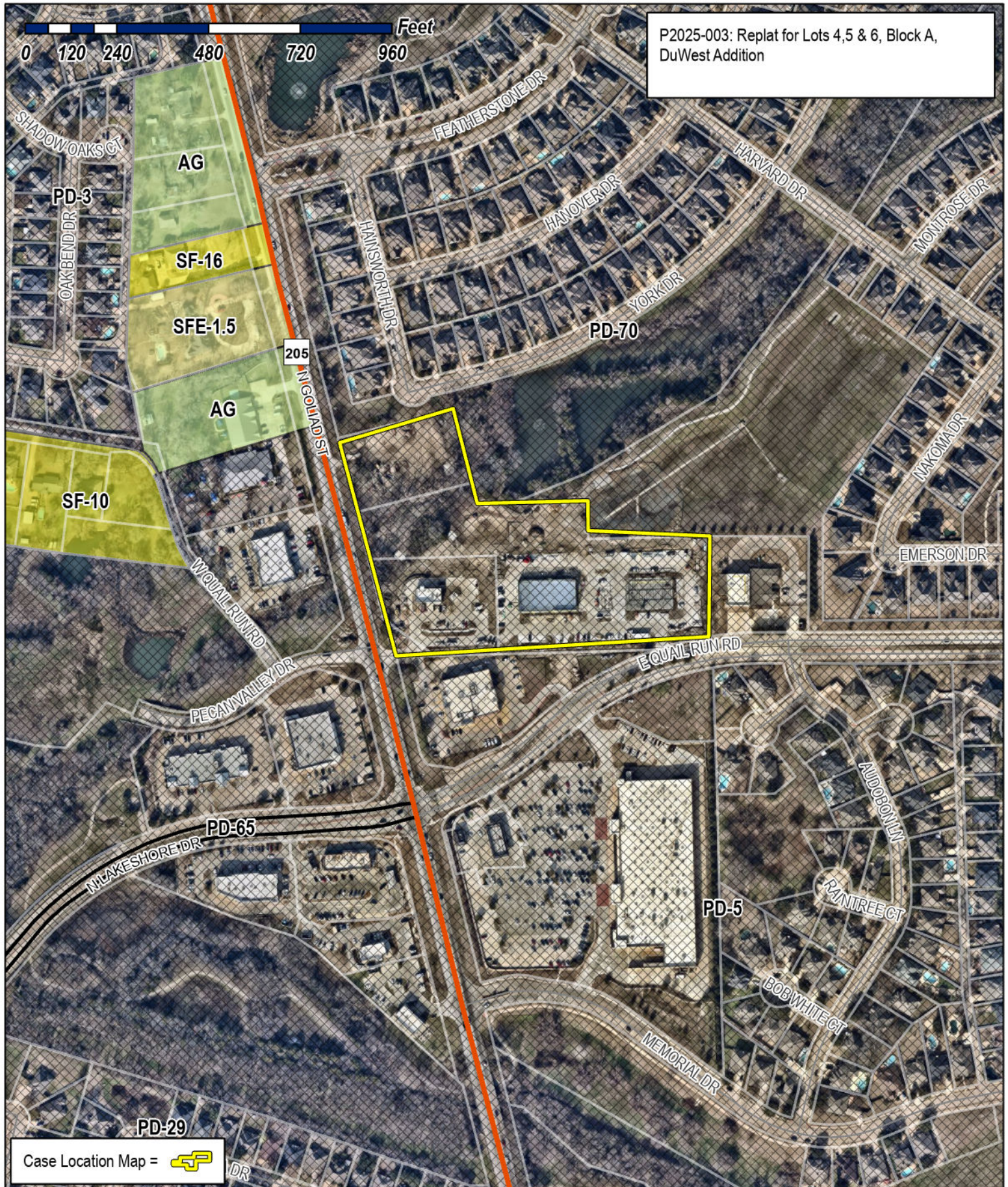
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF FEBRUARY, 2025.

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES _____



P2025-003: Replat for Lots 4, 5 & 6, Block A, DuWest Addition

Case Location Map = 



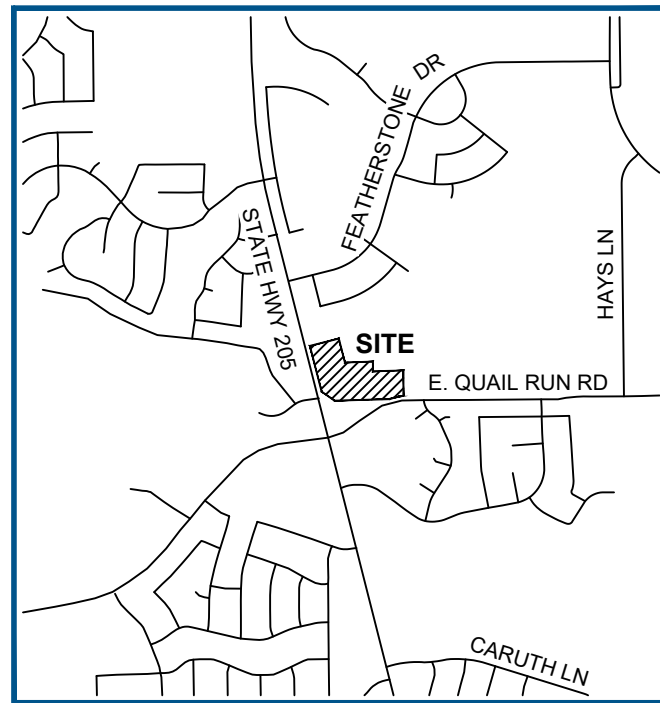
City of Rockwall

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.



VICINITY MAP
(1" = 2,000')



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT
- FLADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- - - - - = ULTIMATE FLOOD CUT LINE
- XXX ULT 1284 = ULTIMATE FLOOD ELEVATION SECTION NUMBER

GENERAL NOTES

- The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
- Easements shown hereon per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.

LINE TABLE

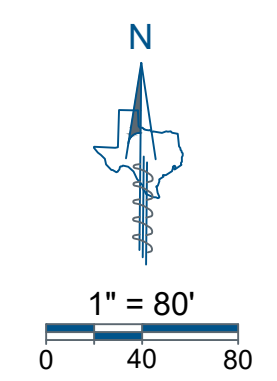
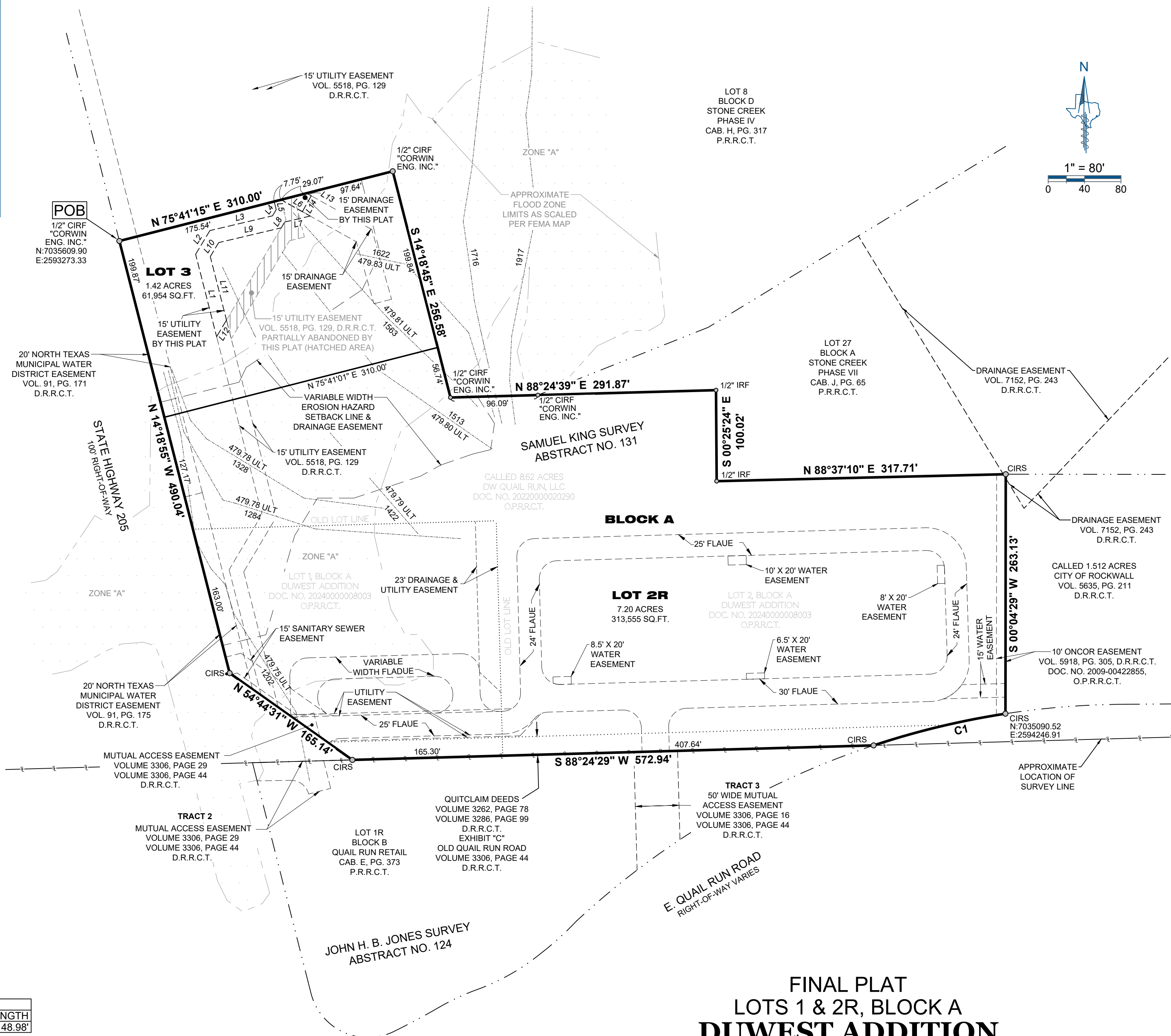
LINE	BEARING	DISTANCE
L1	N 14°18'25" W	93.47'
L2	N 31°07'07" E	30.43'
L3	N 76°44'35" E	70.65'
L4	N 30°41'35" E	7.98'
L5	N 14°18'45" W	9.16'
L6	S 60°50'54" E	26.89'
L7	S 76°44'35" W	28.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 30°41'35" W	7.41'
L9	S 76°44'35" W	70.62'
L10	S 31°07'07" W	17.88'
L11	S 14°18'25" E	72.09'
L12	S 30°41'35" W	21.21'
L13	N 60°50'54" W	5.79'
L14	N 29°09'06" E	20.00'

CURVE TABLE

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



FINAL PLAT
LOTS 1 & 2R, BLOCK A
DUWEST ADDITION
REVISED
8.62 ACRES (375,509 SQ.FT.)

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED IN DOCUMENT NUMBER 2024000008003, O.P.R.C.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2201.023-20	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	02/11/2025	
Drafter	BE	

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

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

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

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

- North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
- South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
- North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
- South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
- North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

- North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: **DW QUAIL RUN, LLC**

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **CALEB MCCANLIES**, 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.

 Caleb McCanlies
 Registered Professional Land Surveyor #7036

 Date

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2025.

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 _____, 2025.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 LOTS 1 & 2R, BLOCK A
 DUWEST ADDITION
 REVISED
 8.62 ACRES (375,509 SQ.FT.)**

BEING A REPLAT OF LOTS 1-3, DUWEST ADDITION RECORDED
 IN DOCUMENT NUMBER 20240000008003, O.P.R.C.C.T.
 SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

PAGE 2 OF 2

Project 2201.023-20	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 02/11/2025	
Drafter BE	

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

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

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



March 4, 2025

TO: Bowen Hendrix
DW Quail Run, LLC
4403 N. Central Expressway
Suite 200
Dallas, TX 75205

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

SUBJECT: P2025-003; Replat for Lots 4 & 5, Block A, DuWest Addition

Mr. Hendrix:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on March 3, 2025. 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Thompson and Deckard absent.

City Council

On March 3, 2025, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (*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 within a 180-days of 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) 771-7745.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Angelica Guevara
Planning Technician