



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT 2

BLOCK A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

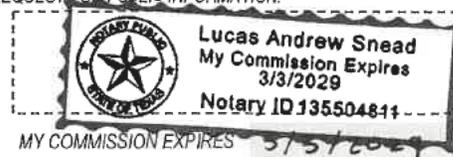
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF December, 2025. BY SIGNING THIS APPLICATION, 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 2nd DAY OF December, 2025.

OWNER'S SIGNATURE

John W. Dunn Jr.
L. Snead

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT 3 BLOCK A

GENERAL LOCATION Rockwall Golf and Athletic Club, Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 0.32

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 The shores on Lake Ray Hubbard Owners Association

APPLICANT OJD Engineering

CONTACT PERSON Steven J. Hall

CONTACT PERSON Luke Snead

ADDRESS 2650 Champions Drive

ADDRESS 2420 Lakeview Drive

CITY, STATE & ZIP Rockwall, TX, 75087

CITY, STATE & ZIP Amarillo, TX, 79109

PHONE

PHONE 806 567 7887

E-MAIL

E-MAIL Luke.Snead@OJDengineering.com

NOTARY VERIFICATION [REQUIRED]

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

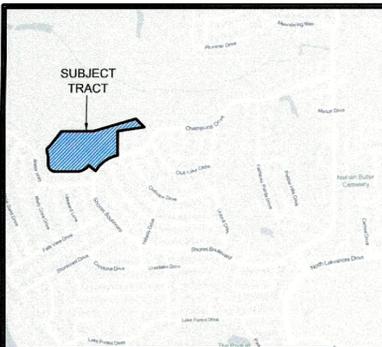
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Dec, 2025

OWNER'S SIGNATURE

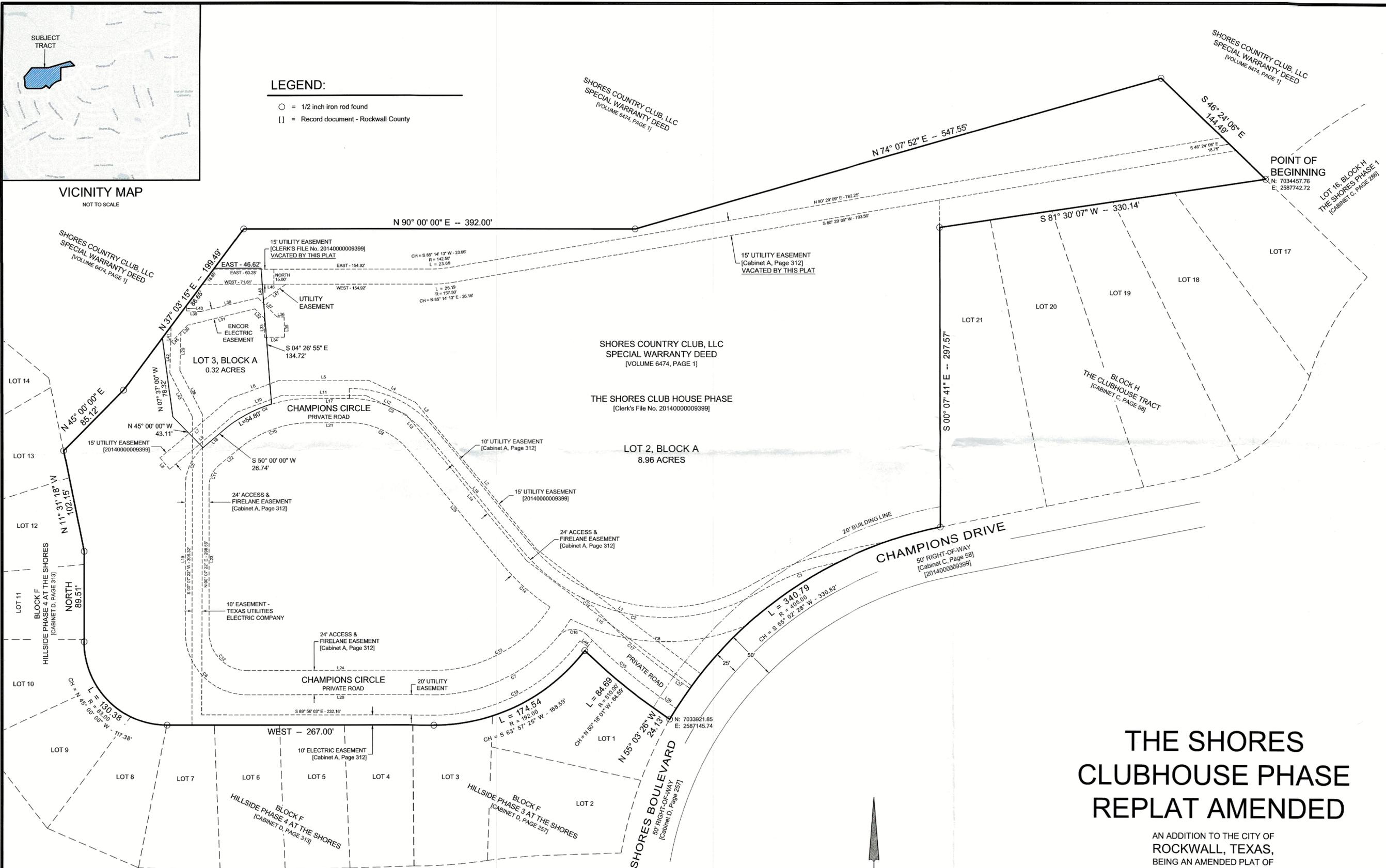
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



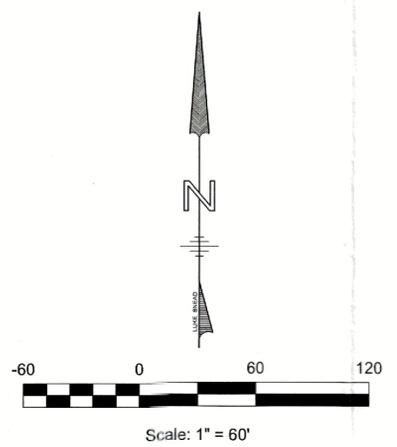


LEGEND:
 ○ = 1/2 inch iron rod found
 [] = Record document - Rockwall County

VICINITY MAP
 NOT TO SCALE



- NOTES:**
- The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
 - This plat is within the Rockwall City Limits.
 - Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
 - Coordinates shown are based on the U.S. State Plane Coordinate System of 1983, Texas North Central Zone
 - According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.



THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
 ROCKWALL, TEXAS,
 BEING AN AMENDED PLAT OF
 LOT 2 AND 3, BLOCK A
 THE SHORES CLUBHOUSE PHASE REPLAT
 CLERK'S FILE No. 20140000009399
 PLAT RECORDS, ROCKWALL COUNTY TEXAS
 SITUATED IN THE
 NATHAN BUTLER SURVEY, ABSTRACT No. 21
 9.21 ACRES

OJD Engineering, LLC
 Consulting Engineers & Surveyors
 806-352-7117
 2420 Lakewood Dr.
 Amarillo, TX, 79109
 Firm No. 10090900

Drawn By: L. SNEAD
 Job No.: 25-AE0021

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of said Lot 2, same being the most Southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 192.00 feet;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map of plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.36 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We 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 sheets 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 an escrow deposit, should the developer and/or owner fail to refuse to install the required 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.

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our 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.

Executed this _____ day of _____, 2026. Executed this _____ day of _____, 2026.

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 47' 12" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 2014000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21
9.21 ACRES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT 2

BLOCK A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

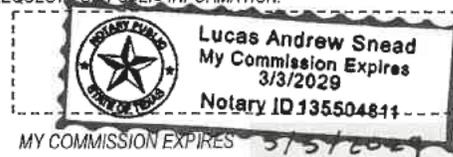
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF December, 2025. BY SIGNING THIS APPLICATION, 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."

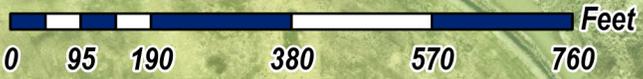
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF December, 2025.

OWNER'S SIGNATURE

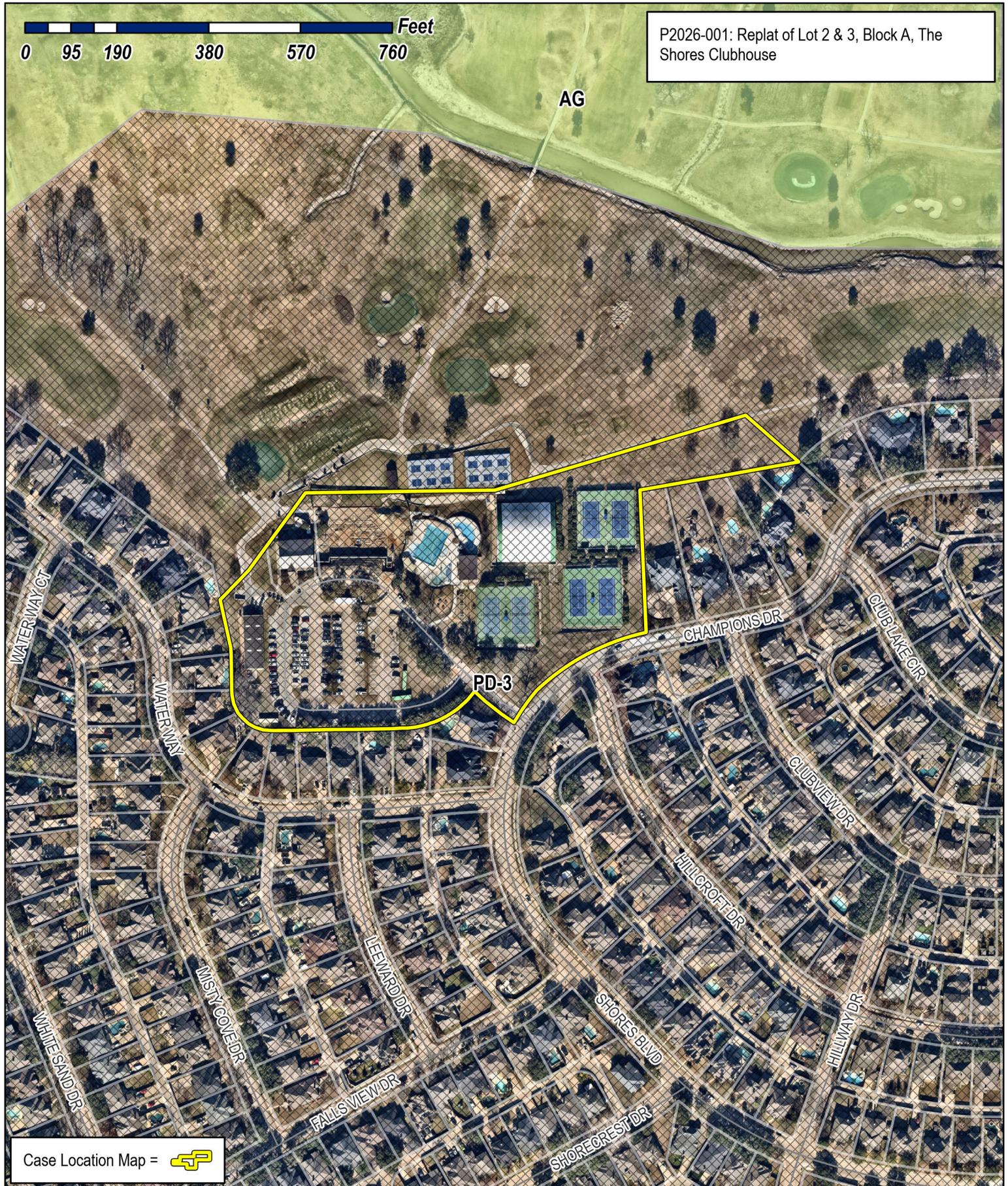
John W. Dunn Jr.
L. Snead

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-001: Replat of Lot 2 & 3, Block A, The Shores Clubhouse



Case Location Map = 



City of Rockwall

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

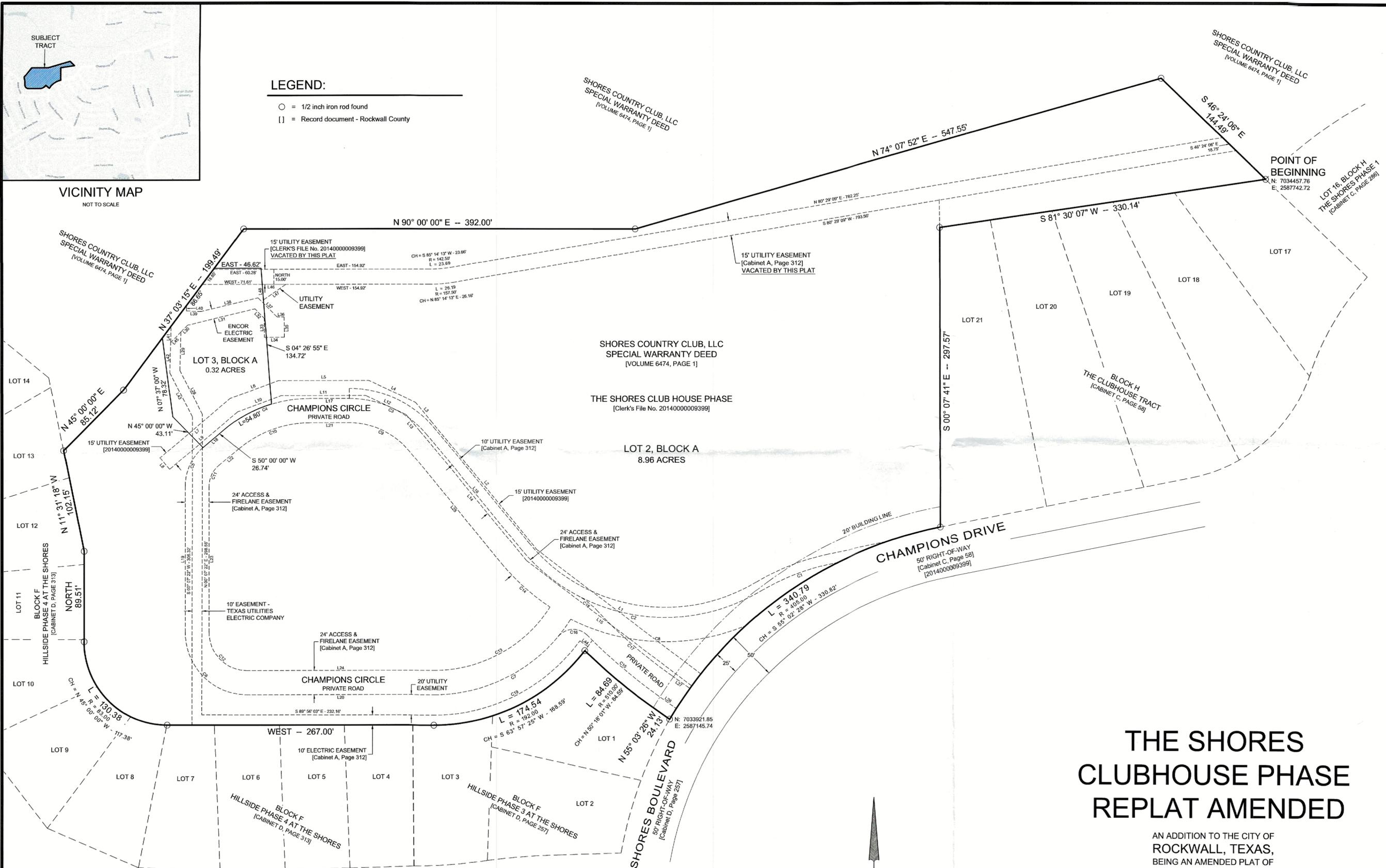
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND:
 ○ = 1/2 inch iron rod found
 [] = Record document - Rockwall County

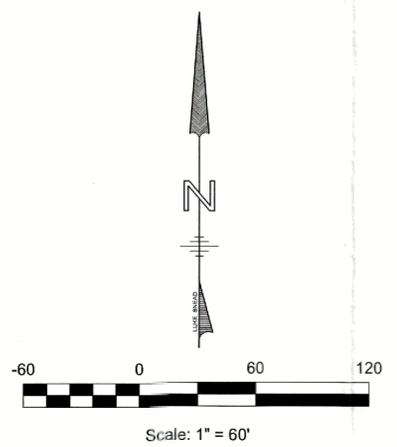
VICINITY MAP
 NOT TO SCALE



- NOTES:**
- The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
 - This plat is within the Rockwall City Limits.
 - Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
 - Coordinates shown are based on the U.S. State Plane Coordinate System of 1983, Texas North Central Zone
 - According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
 ROCKWALL, TEXAS,
 BEING AN AMENDED PLAT OF
 LOT 2 AND 3, BLOCK A
 THE SHORES CLUBHOUSE PHASE REPLAT
 CLERK'S FILE No. 20140000009399
 PLAT RECORDS, ROCKWALL COUNTY TEXAS
 SITUATED IN THE
 NATHAN BUTLER SURVEY, ABSTRACT No. 21
 9.21 ACRES



OJD Engineering, LLC
 Consulting Engineers & Surveyors
 806-352-7117
 2420 Lakewood Dr.
 Amarillo, TX, 79109
 Firm No. 10090900
 Drawn By: L. SNEAD
 Job No.: 25-AE0021

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of said Lot 2, same being the most Southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 192.00 feet;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map of plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.36 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We 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 sheets 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 an escrow deposit, should the developer and/or owner fail to refuse to install the required 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.

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our 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.

Executed this _____ day of _____, 2026. Executed this _____ day of _____, 2026.

Owner Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 47' 12" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall

on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 2014000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21
9.21 ACRES



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 27, 2026
APPLICANT: Luke Snead; *OJD Engineering*
CASE NUMBER: P2026-001; *Replat for Lots 4 & 5, Block A, The Shores Addition*

SUMMARY

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. This is a request for the approval of a Replat for an 8.96-acre parcel of land (*i.e. Lots 2 & 3, Block A, The Shores Club House Phase Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 4 & 5, Block A, The Shores Club House Phase Addition*), and the required easements for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.
- Background. The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Single-Family Dwellings, Single-Family Cluster Home Housing, Duplexes, Townhomes, Multiple Family Dwellings, Neighborhood Services, General Retail, Church, School, Park, Community Center, and Golf Course*. On March 20, 1989, the City Council approved a *Final Plat [Case No. PZ1989-007-01]* for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2012-019]* for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan [Case No. SP2013-018]* for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat [Case No. P2013-040]* was approved for Lots 2 & 3, Block A, The Shores Club House Addition. On April 15, 2025, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2025-009]* for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- 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.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
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- 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 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT

2

BLOCK

A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

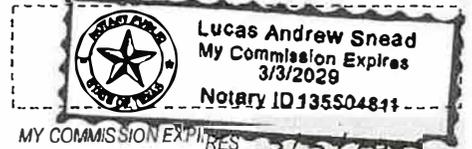
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF December 2024. 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 2nd DAY OF December 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PROJECT COMMENTS



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

DATE: 1/22/2026

PROJECT NUMBER: P2026-001
PROJECT NAME: Replat for Lot 3 & 4, Block A, The Shore Clubhouse
SITE ADDRESS/LOCATIONS: 2600 Champions

CASE CAPTION: Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 3 & 4, Block A, The Shores Club House Phase being a 8.96-acre parcel of land identified as The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/22/2026	Approved w/ Comments

01/22/2026: P2026-001: Replat for Lots 4 & 5, Block A, The Shores Clubhouse 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, The Shores Club House Phase being a 8.96-acre parcel of land identified as The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, and addressed as 2600 Champions Drive.

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

M.3 For reference, include the case number (P2026-001) in the lower right-hand corner of all pages on future submittals.

M.4 Add the owner's name, address, and phone number. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please correct the Title Block to the following:

FINAL PLAT
LOTS 4 & 5, BLOCK A,
THE SHORES ADDITION
BEING A REPLAT OF
THE SHORES CLUBHOUSE PHASE ADDITION
BEING A TOTAL OF
9.21-ACRES
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

M.7 Please change the subdivision name to the The Shores Addition within the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please replace the signature block with the one below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 3, 2026 for a subsequent review prior to approval.

I.10 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: January 27, 2026
City Council Meeting: February 2, 2026

I.11 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	01/20/2026	Approved w/ Comments

- 01/20/2026: 1. Please include these general notes on the plat.
2. This portion of the utility easement needs to stay.

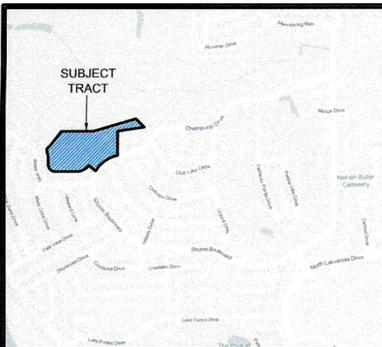
3. What is this for?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved
No Comments			

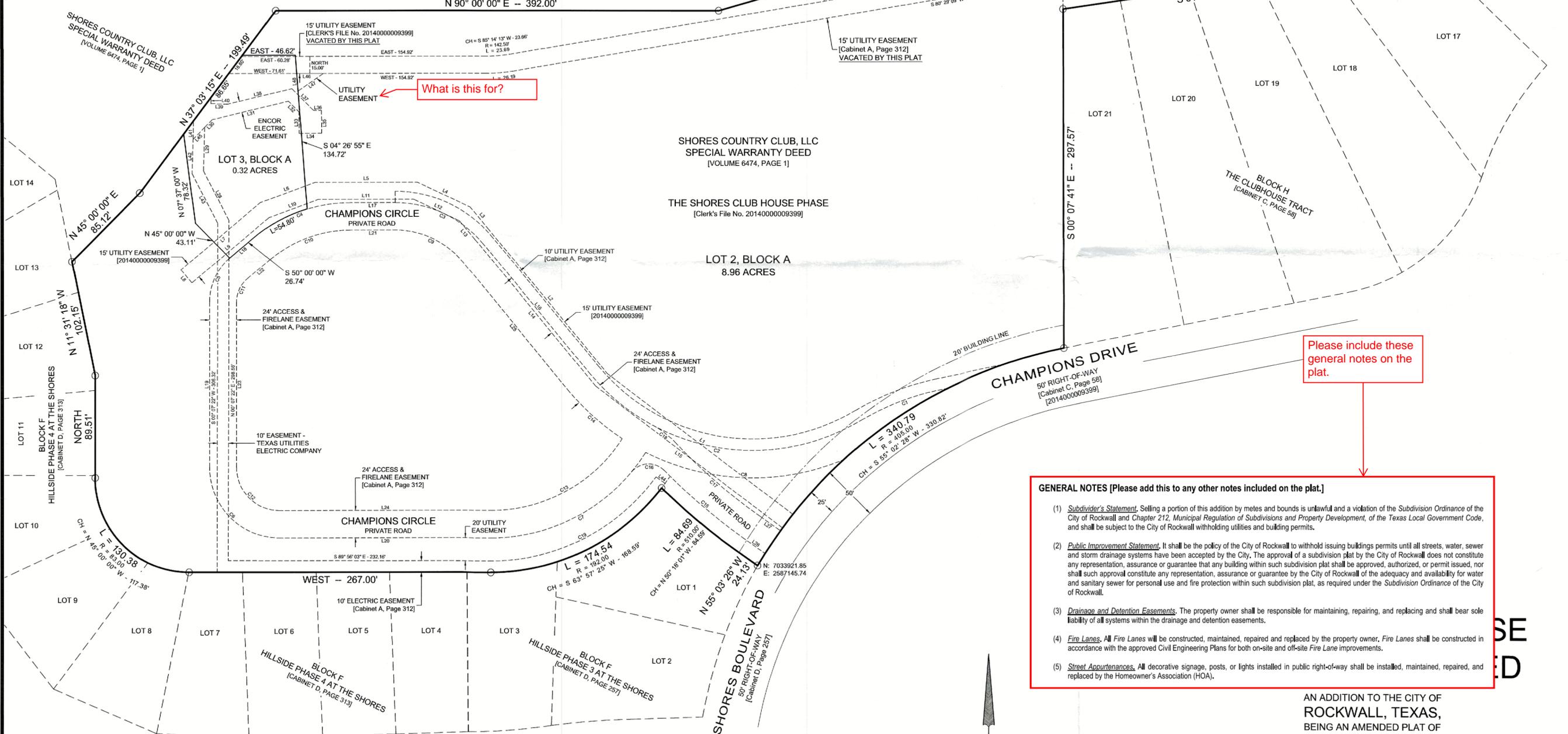
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/20/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved
No Comments			



LEGEND:
 ○ = 1/2 inch iron rod found
 [] = Record document - Rockwall County

VICINITY MAP
 NOT TO SCALE

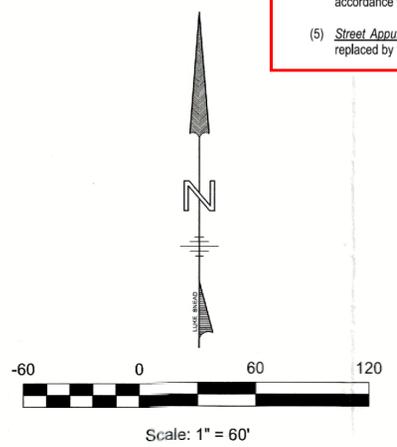


GENERAL NOTES [Please add this to any other notes included on the plat.]

- 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.
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- Street Appurtenances.** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

NOTES:

- The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
- This plat is within the Rockwall City Limits.
- Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
- Coordinates shown are based on the U.S. State Plane Coordinate System of 1983, Texas North Central Zone
- According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.

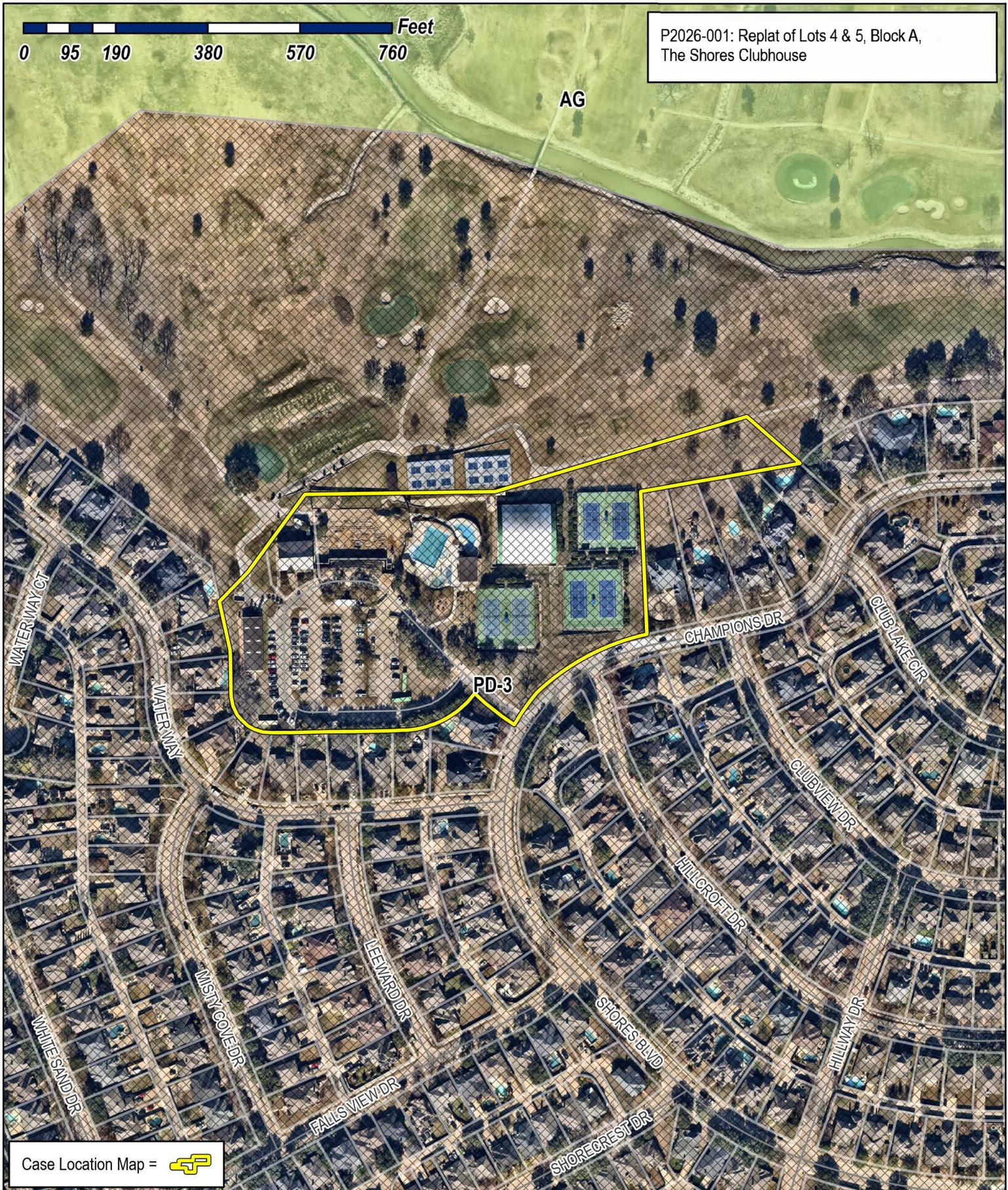


AN ADDITION TO THE CITY OF
 ROCKWALL, TEXAS,
 BEING AN AMENDED PLAT OF
 LOT 2 AND 3, BLOCK A
 THE SHORES CLUBHOUSE PHASE REPLAT
 CLERK'S FILE No. 20140000009399
 PLAT RECORDS, ROCKWALL COUNTY TEXAS
 SITUATED IN THE
 NATHAN BUTLER SURVEY, ABSTRACT No. 21
 9.21 ACRES

OJD Engineering, LLC
 Consulting Engineers & Surveyors
 806-352-7117
 2420 Lakewood Dr.
 Amarillo, TX, 79109
 Firm No. 10090900
 Drawn By: L. SNEAD
 Job No.: 25-AE0021



P2026-001: Replat of Lots 4 & 5, Block A,
The Shores Clubhouse



Case Location Map =

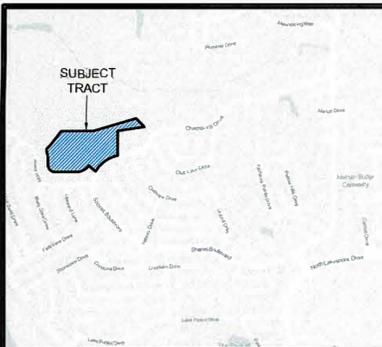


City of Rockwall

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.

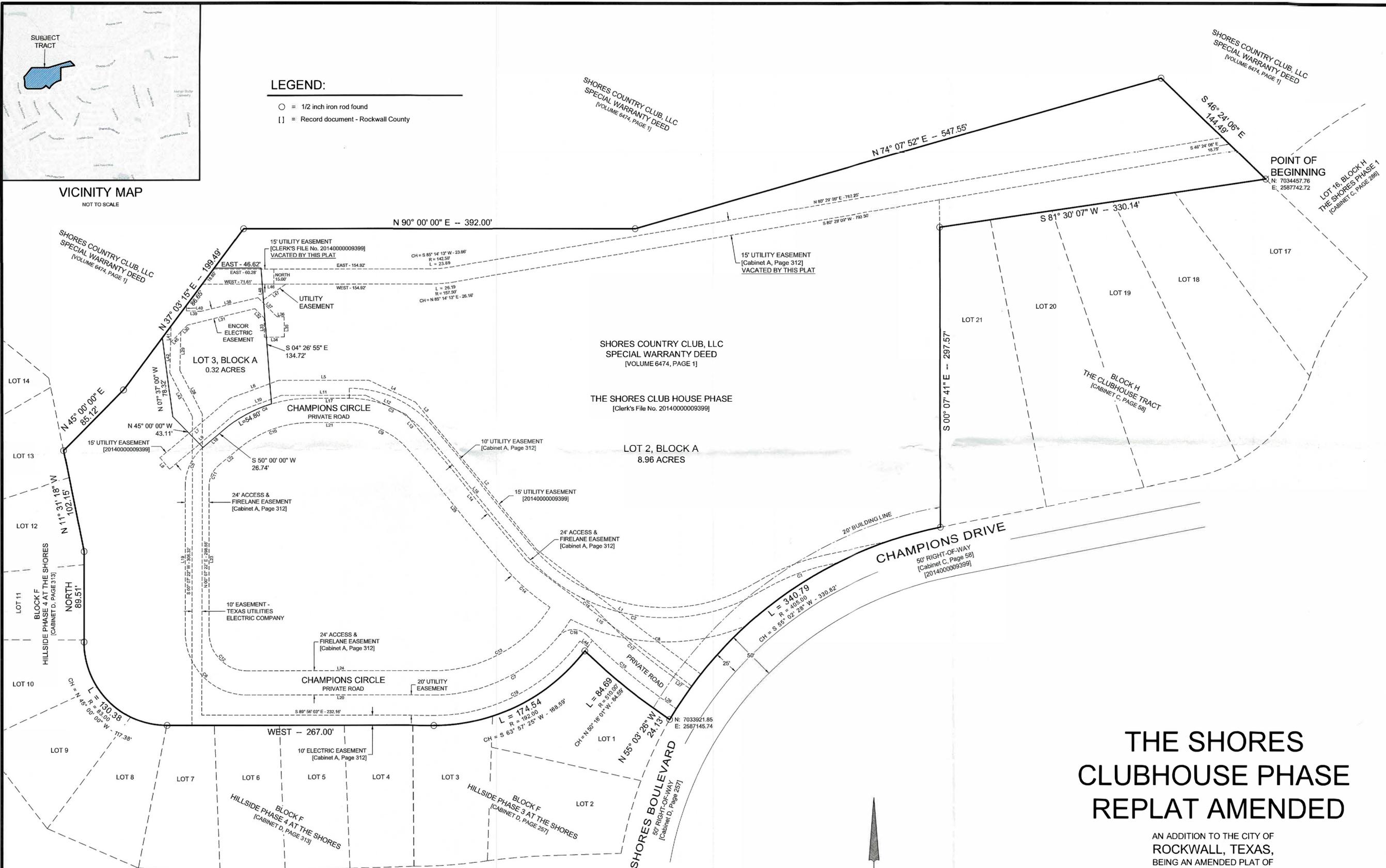




VICINITY MAP
NOT TO SCALE

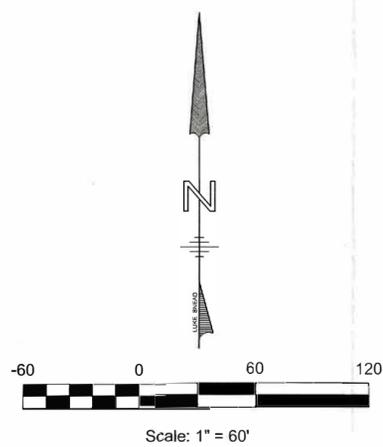
LEGEND:

- = 1/2 inch iron rod found
- [] = Record document - Rockwall County



NOTES:

1. The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
2. This plat is within the Rockwall City Limits.
3. Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
4. Coordinates shown are based on the U. S. State Plane Coordinate System of 1983, Texas North Central Zone
5. According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.



THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21
9.21 ACRES

OJD Engineering, LLC
Consulting Engineers & Surveyors
806-352-7117
2420 Lakeview Dr.
Amarillo, TX, 79109
Firm No. 10080900
Drawn By: L. SNEAD
Job No.: 25-AE0021

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 83.00;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We 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 sheets 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 an escrow deposit, should the developer and/or owner fail to refuse to install the required 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.

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our 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.

Executed this _____ day of _____, 2026. Executed this _____ day of _____, 2026.

Owner _____ Owner _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 21' 44" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall

on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 2014000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21
9.21 ACRES

 **OJD Engineering, LLC**
Consulting Engineers & Surveyors
806-352-7117
2420 Lakewood Dr
Amarillo, TX, 79109
Firm No. 10090900
Drawn By: L. SNEAD
Job No.: 25-AE0021



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: February 2, 2026
APPLICANT: Luke Snead; *OJD Engineering*
CASE NUMBER: P2026-001; *Replat for Lots 4 & 5, Block A, The Shores Addition*

SUMMARY

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. This is a request for the approval of a Replat for an 8.96-acre parcel of land (*i.e. Lots 2 & 3, Block A, The Shores Club House Phase Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 4 & 5, Block A, The Shores Club House Phase Addition*), and the required easements for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.
- Background. The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Single-Family Dwellings, Single-Family Cluster Home Housing, Duplexes, Townhomes, Multiple Family Dwellings, Neighborhood Services, General Retail, Church, School, Park, Community Center, and Golf Course*. On March 20, 1989, the City Council approved a *Final Plat [Case No. PZ1989-007-01]* for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2012-019]* for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan [Case No. SP2013-018]* for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat [Case No. P2013-040]* was approved for Lots 2 & 3, Block A, The Shores Club House Addition. On April 15, 2025, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2025-009]* for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
- 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.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioners Conway and Brock absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2600 Champions Drive, Rockwall, TX

SUBDIVISION The Shores Clubhouse Phase, Replat 2015

LOT

2

BLOCK

A

GENERAL LOCATION Rockwall Golf and Athletic Club, main Clubhouse

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-3

CURRENT USE F1

PROPOSED ZONING

PROPOSED USE

ACREAGE 8.96

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Shores Country Club, LLC

APPLICANT OJD Engineering

CONTACT PERSON John W. Dunn Jr.

CONTACT PERSON Luke Snead

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

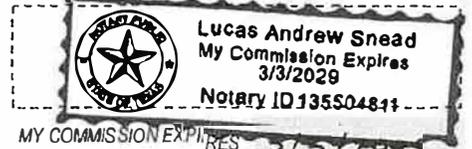
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF December 2024. BY SIGNING THIS APPLICATION, 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 2nd DAY OF December 2024.

OWNER'S SIGNATURE

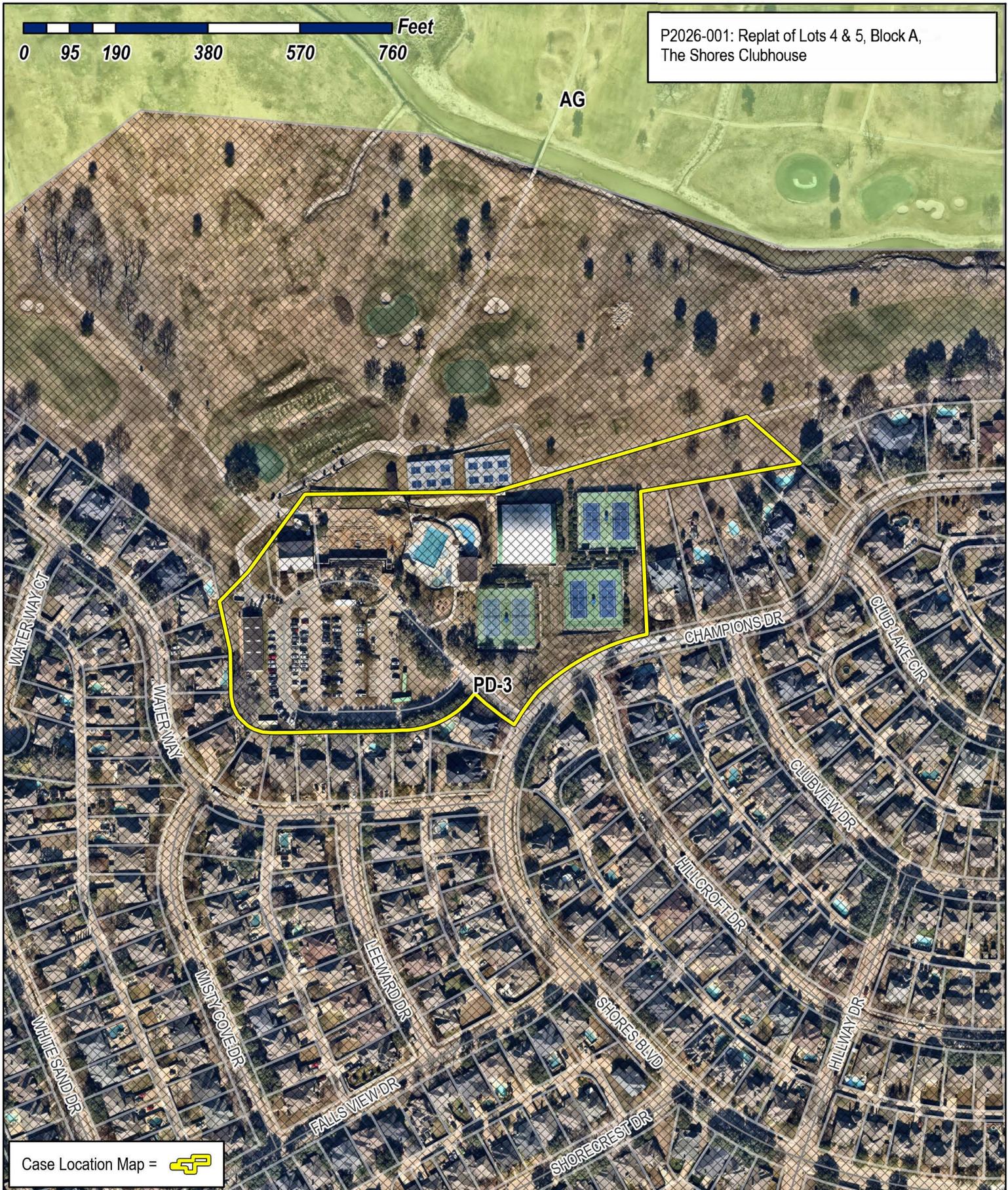
John W. Dunn Jr.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-001: Replat of Lots 4 & 5, Block A,
The Shores Clubhouse



Case Location Map =

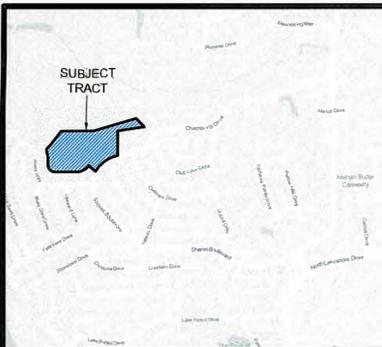


City of Rockwall

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

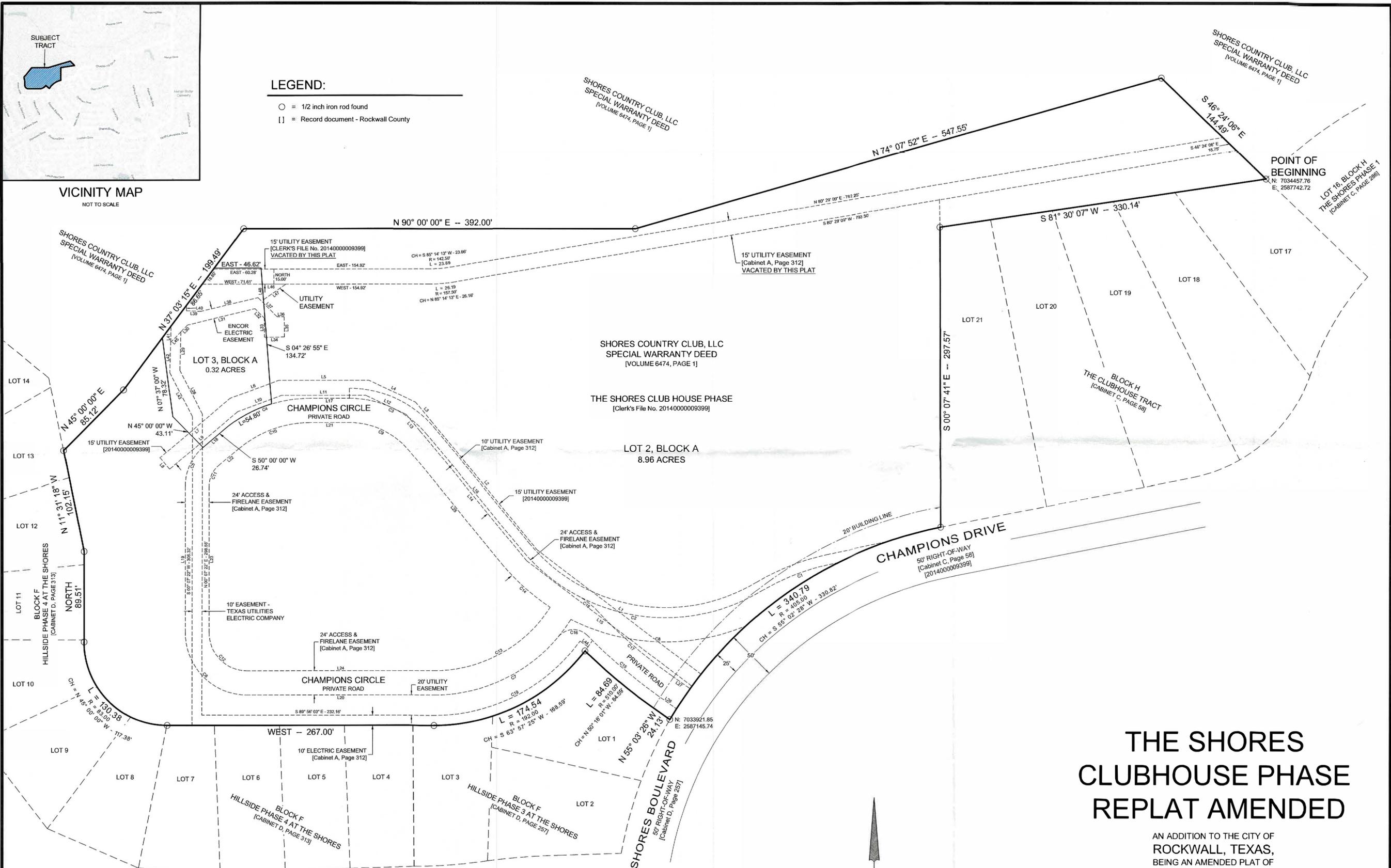
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





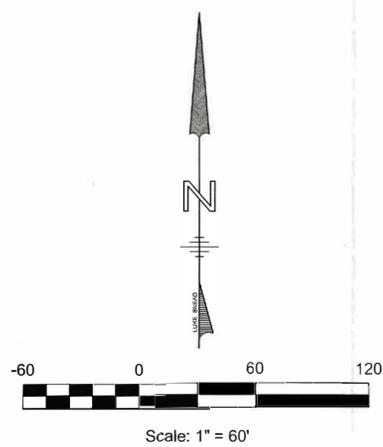
LEGEND:
 ○ = 1/2 inch iron rod found
 [] = Record document - Rockwall County

VICINITY MAP
 NOT TO SCALE



NOTES:

1. The purpose of this plat is to vacate the Public Utility Easements spanning across the North portion of this plat
2. This plat is within the Rockwall City Limits.
3. Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown hereon, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
4. Coordinates shown are based on the U.S. State Plane Coordinate System of 1983, Texas North Central Zone
5. According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effective date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.



THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
 ROCKWALL, TEXAS,
 BEING AN AMENDED PLAT OF
 LOT 2 AND 3, BLOCK A
 THE SHORES CLUBHOUSE PHASE REPLAT
 CLERK'S FILE No. 20140000009399
 PLAT RECORDS, ROCKWALL COUNTY TEXAS
 SITUATED IN THE
 NATHAN BUTLER SURVEY, ABSTRACT No. 21
 9.21 ACRES

OJD Engineering, LLC
 Consulting Engineers & Surveyors
 806-352-7117
 2420 Lakeview Dr.
 Amario, TX, 75109
 Firm No. 10080900
 Drawn By: L. SNEAD
 Job No.: 25-AE0021

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 2014000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 83.00;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We 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 sheets 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 an escrow deposit, should the developer and/or owner fail to refuse to install the required 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.

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our 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.

Executed this _____ day of _____, 2026. Executed this _____ day of _____, 2026.

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared Steven Hall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the _____ day of _____, 2026.

Notary public for the State of Texas

My Commission Expires: _____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table						
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length	
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'	
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'	
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'	
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'	
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'	
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'	
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'	
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'	
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'	
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'	
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'	
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'	
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'	
C14	63.72'	212.00'	17° 13' 17"	N 48° 21' 44" W	63.48'	
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'	
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'	
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'	
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'	
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'	

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall

on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 2014000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21
9.21 ACRES

 **OJD Engineering, LLC**
Consulting Engineers & Surveyors
806-352-7117
2420 Lakewood Dr
Amarillo, TX, 79109
Firm No. 10090900
Drawn By: L. SNEAD
Job No.: 25-AE0021



DATE: February 3, 2026

TO: Luke Snead
2420 Lakeview Drive
Amarillo, Texas 79109

CC: John W. Dunn Jr.
1210 Glenwood Avenue
Nichols Hills, Oklahoma 73116

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

SUBJECT: P2026-001: *Replat for Lots 4 & 5, Block A, The Shores Clubhouse*

Luke:

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 February 2, 2026. 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 January 27, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Conway absent.

City Council

On February 2, 2026, the City Council approved a motion to approve the Replat by a vote of 6-0, with Council Member Moeller absent.

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

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

FILING FEES:

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

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

Please note that the filling 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*.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross; *Senior Planner*

City of Rockwall Planning and Zoning Department