



City of Rockwall

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

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

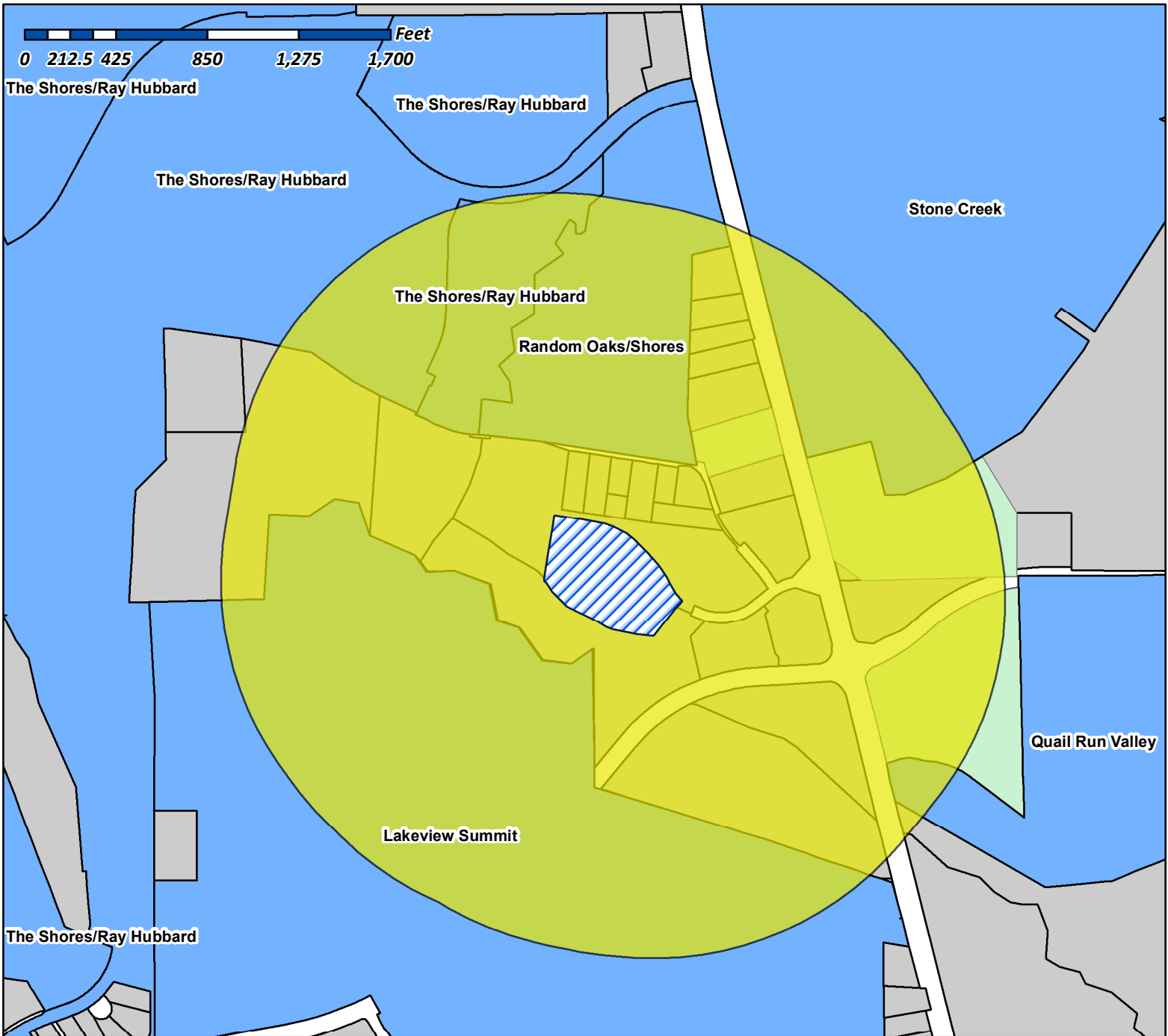
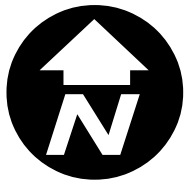




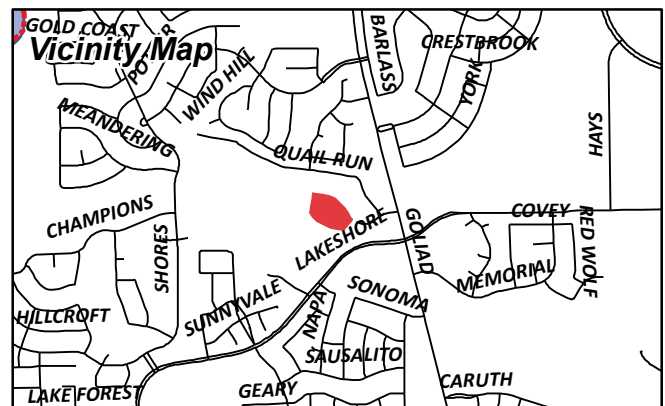
City of Rockwall

Planning & Zoning Department
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Case Number: Z2015-026
Case Name: Stonecreek Assisted Living
Case Type: Zoning
Zoning: PD-65 Amended
Case Address: NW of Quail Run and Pecan Valley Dr



Date Created: 09/18/2015

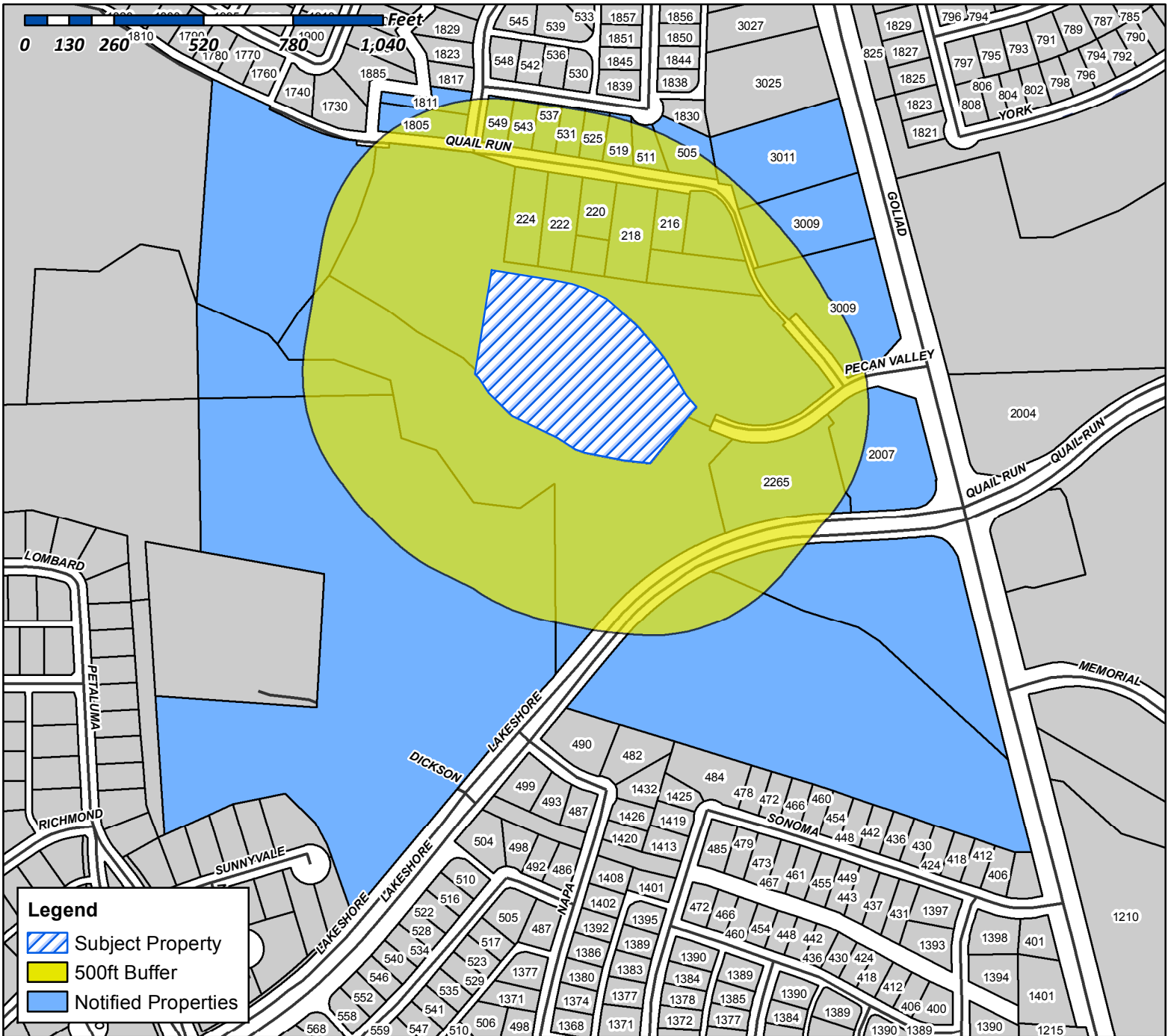
For Questions on this Case Call (972) 771-7745



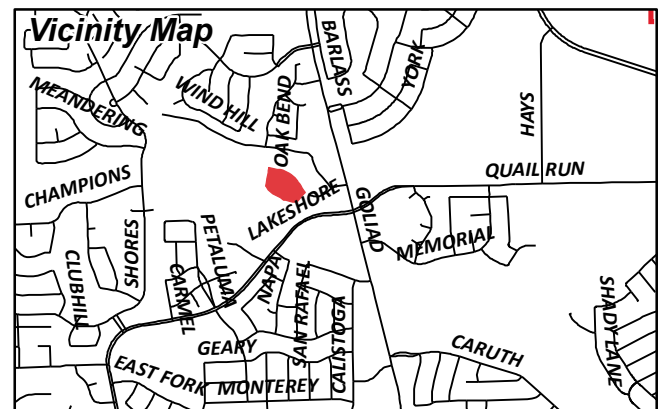
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M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX

PETTINGER WESLEY & HEDWIG A
1501 BANBURY CT
RICHARDSON, TX

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX

MORRELL NEELEY A
1811 RANDOM OAKS DR
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3011 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
3150 HORIZON RD
ROCKWALL, TX 0

DEWOODY GEORGE ESTATE
411 BUCKINGHAM RD #1316
RICHARDSON, TX 0

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 0

HANKINS ANGELA &
531 HIDDEN OAK LN
ROCKWALL, TX

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX

CURRENT RESIDENT
543 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 0

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE 0
WEST DES MOINES, IA

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	78.45'	16°20'41"	78.18'	N 59°23'12" W
C 2	375.00'	255.73'	39°04'23"	250.81'	S 61°14'03" E
C 3	425.00'	111.71'	15°03'37"	111.39'	S 34°10'03" E
C 4	225.00'	160.70'	40°55'19"	157.31'	S 47°05'53" E

Course	Bearing	Distance
L 1	N 85°27'52" W	78.82'
L 2	N 76°44'54" W	144.35'
L 3	N 57°21'09" W	60.80'
L 4	N 63°58'26" W	146.84'
L 5	N 45°32'48" W	94.99'
L 6	N 32°32'55" W	52.94'
L 7	N 47°01'28" W	16.40'
L 8	S 41°41'51" E	80.58'
L 9	S 26°38'14" E	16.01'
L 10	S 22°26'27" W	50.00'

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in a North line of that tract of land described as Tract 2 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas (hereinafter called The City Tract), at a West corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas, said point also being at the beginning of a curve to the right, said point also being at the Southwest corner of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas);

THENCE in a Northwesterly direction with a North line of The City Tract and with said curve to the right having a central angle of 16 deg. 20 min. 41 sec., a radius of 275.00 feet, a chord bearing of N. 59 deg. 23 min. 12 sec. W., a chord distance of 78.18 feet and an arc length of 78.45 feet to a 1/2" iron rod set for corner at a North corner of The City Tract;

THENCE in a Westerly direction with the North line of The City Tract the following:

S. 38 deg. 47 min. 07 sec. W. a distance of 169.83 feet to a 1/2" iron rod set for corner;
 N. 85 deg. 27 min. 52 sec. W. a distance of 78.82 feet to a 1/2" iron rod set for corner;
 N. 76 deg. 44 min. 54 sec. W. a distance of 144.35 feet to a 1/2" iron rod set for corner;
 N. 57 deg. 21 min. 09 sec. W. a distance of 60.80 feet to a 1/2" iron rod set for corner;
 N. 63 deg. 58 min. 26 sec. W. a distance of 146.84 feet to a 5/8" iron rod found for corner;
 N. 45 deg. 32 min. 48 sec. W. a distance of 94.99 feet to a 1/2" iron rod set for corner;
 N. 32 deg. 32 min. 55 sec. W. a distance of 52.94 feet to a 5/8" iron rod found;
 N. 47 deg. 01 min. 28 sec. W. a distance of 16.40 feet to a 1/2" iron rod set for corner;

THENCE N. 09 deg. 13 min. 46 sec. E. leaving the North line of The City Tract, a distance of 310.04 feet to a 1/2" iron rod set for corner;

THENCE S. 80 deg. 46 min. 14 sec. E. a distance of 197.67 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;
 THENCE in a Southeasterly direction with said curve to the right having a central angle of 39 deg. 04 min. 23 sec., a radius of 375.00 feet, a chord bearing of S. 61 deg. 14 min. 03 sec. E., a chord distance of 250.81 feet and an arc length of 255.73 feet to a 1/2" iron rod set for corner;

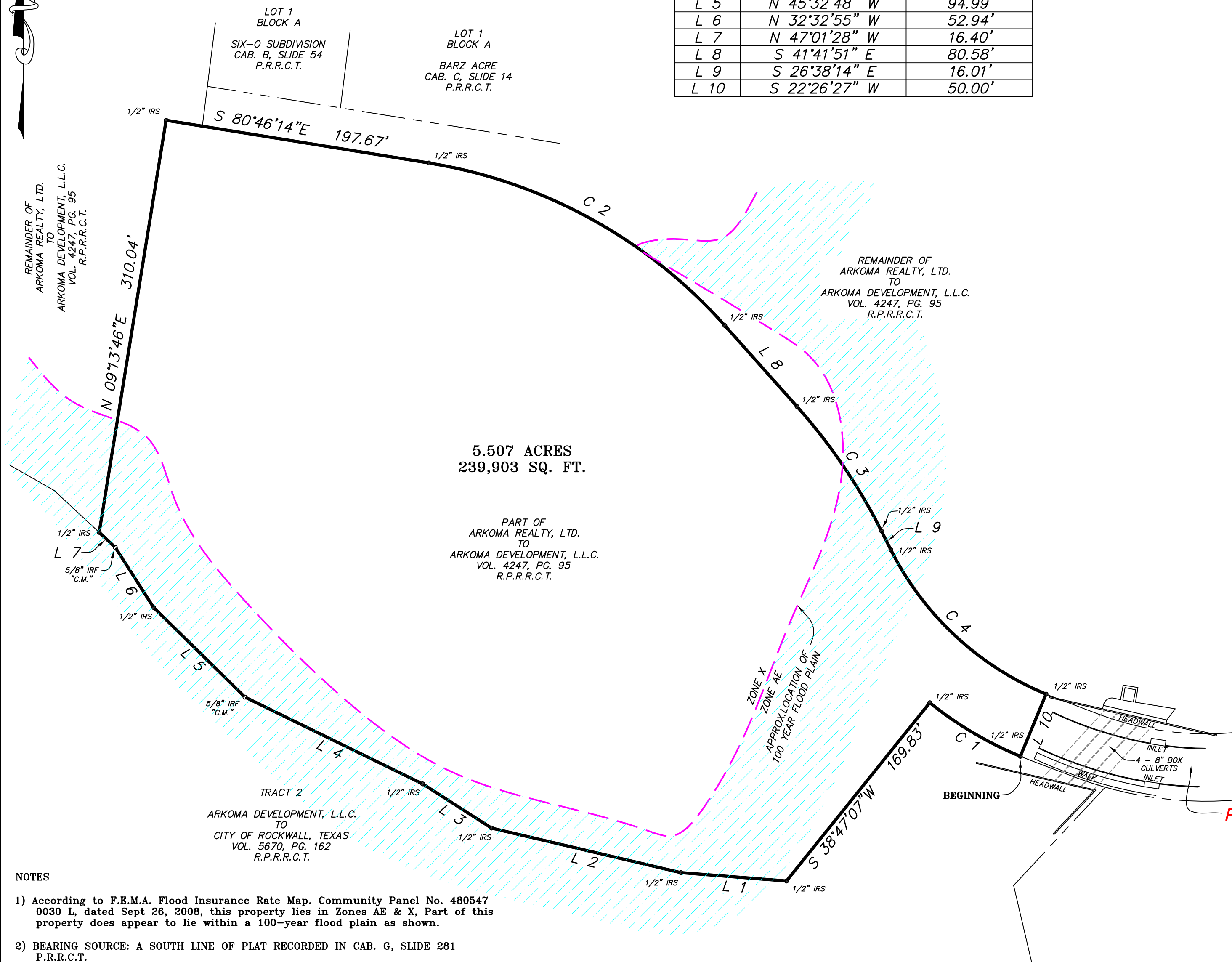
THENCE S. 41 deg. 41 min. 51 sec. E. a distance of 80.58 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 15 deg. 03 min. 37 sec., a radius of 425.00 feet, a chord bearing of S. 34 deg. 10 min. 03 sec. E., a chord distance of 111.39 feet and an arc length of 111.71 feet to a 1/2" iron rod set for corner;

THENCE S. 26 deg. 38 min. 14 sec. E. a distance of 16.01 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction with said curve to the left having a central angle of 40 deg. 55 min. 19 sec., a radius of 225.00 feet, a chord bearing of S. 47 deg. 05 min. 53 sec. E., a chord distance of 157.31 feet and an arc length of 160.70 feet to a 1/2" iron rod set for corner at a Northwest corner of Pecan Valley Drive;

THENCE S. 22 deg. 26 min. 27 sec. W. with the West line of Pecan Valley Drive a distance of 50.00 feet to the POINT OF BEGINNING and containing 5.507 acres or 239,903 square feet of land.



PECAN VALLEY DRIVE
 50' RIGHT-OF-WAY DEDICATION
 CAB. G, SLIDE 281
 P.R.R.C.T.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X. Part of this property does appear to lie within a 100-year flood plain as shown.
- 2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 5) "C.M." = CONTROL MONUMENT
- 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.R.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T. (xxv) VOL. 3828, PG. 49 R.P.R.R.C.T. (xvi) VOL. 3228, PG. 31 D.R.R.C.T. (xvii) VOL. 2817 PG. 70, D.R.R.C.T. (xviii) VOL. 2563, PG. 37 D.R.R.C.T. (xix) VOL. 45, PG. 516 D.R.R.C.T. (xxx) VOL. 81, PG. 97 D.R.R.C.T.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
 Bobby W. Stovall, R.P.L.S. No. 3703

STOVALL & ASSOCIATES SURVEYORS
 FIRM LICENSE NO. 10079000

LEGEND	
● GAS METER	—X—X— FENCE
○ I.R.F. IRON ROD FOUND	▬ BOUNDARY LINE
▬ BRICK WALL	▬ CONCRETE
▬ ELEC. SERVICE	▬ ROCK WALL
▬ CROSS THE WALL	▬ ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015
 JOB NO. 150270-B OF NO. _____
 I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

--- SITE PLAN #6
X:\Archange\CapitalRockwall, TX\Drawings\Architecture\Rockwall Site Plan.dwg

FUTURE
MUTUAL ACCESS

PROPERTY LINE

25' CONCRETE FIRE LANE

EX. POND

LOT 2, BLOCK A

25' CONCRETE FIRE LANE

25' CONCRETE FIRE LANE

25' CONCRETE FIRE LANE

PROPERTY LINE

15' BL
10' LS

25' CONCRETE FIRE LANE

ASSISTED LIVING
MEMORY CARE FACILITY

EX. POND

PROPERTY LINE

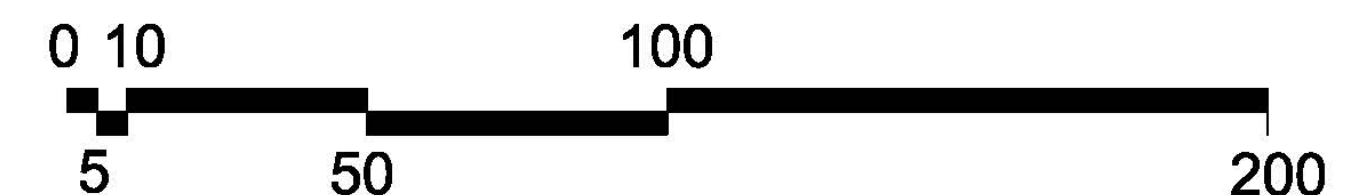
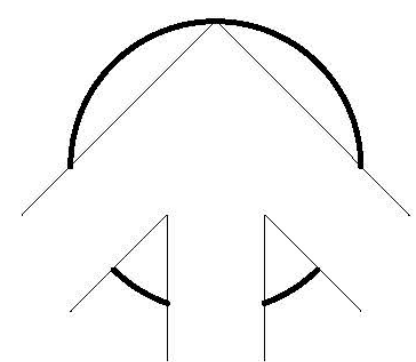
DETENTION

PROPERTY LINE

PROPERTY LINE

SQUABBLE CREEK
LOT 5, BLOCK B

CONCEPTUAL SITE PLAN #7



Stonecreek Assisted Living & Memory Care

ROCKWALL, TX

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

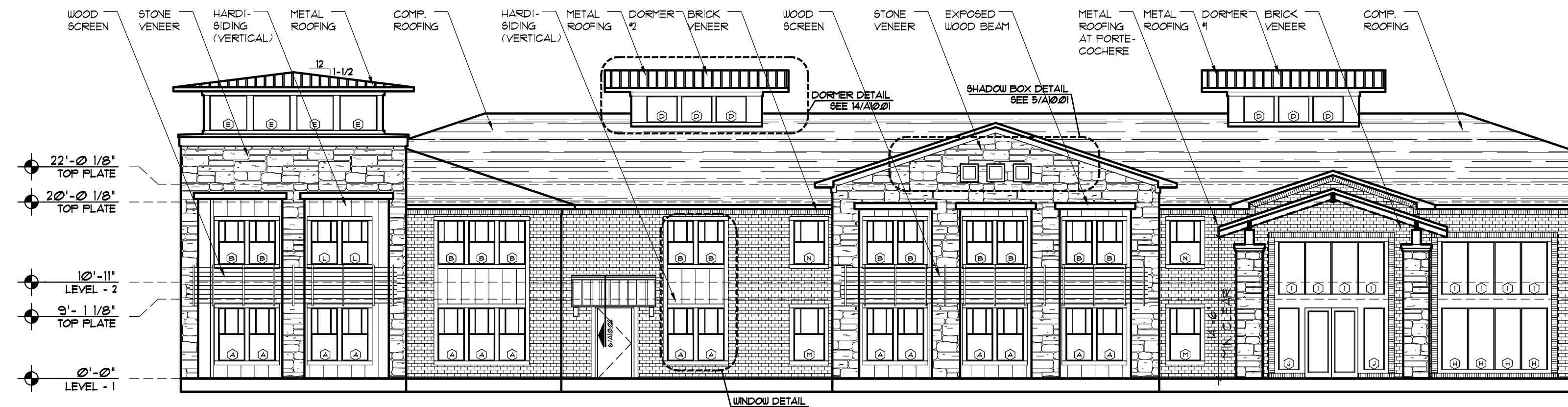
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH 817.514.0584 - FX 817.514.0694

SEAL

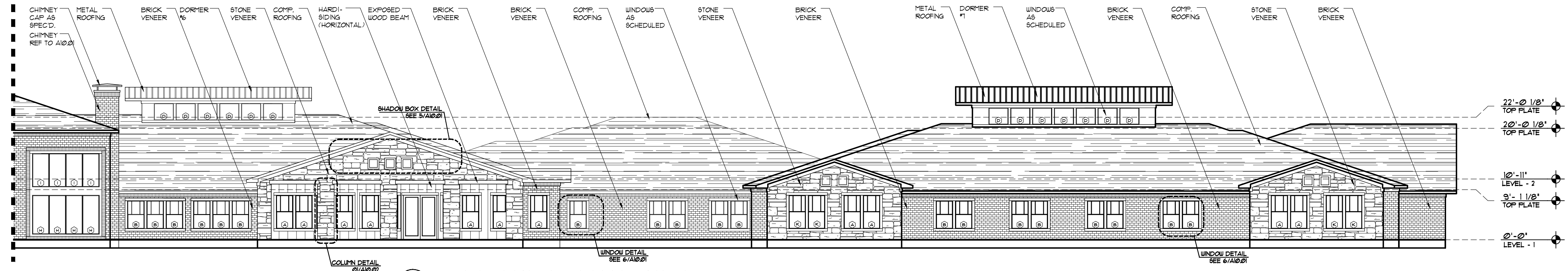
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PLT DATE: 07-2015	REV. DATE:
SUBMITTAL DATE:	PROJECT NUMBER:
DESIGN FOR: REVIEW	SHEET NO.:
SCALE: 0'-0"	

X:\Archangel\Captial\Flower Mound\Drawings\Architecture\Flower Mound\Senior Living\Sheets\A5.00 Exterior Elevations\A5.01 Exterior Elevations.dwg

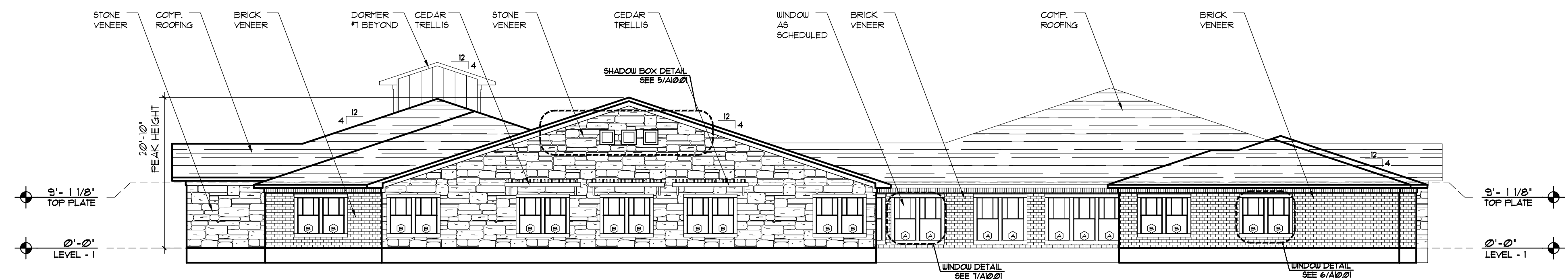


1 CONCEPTUAL NORTH ELEVATION
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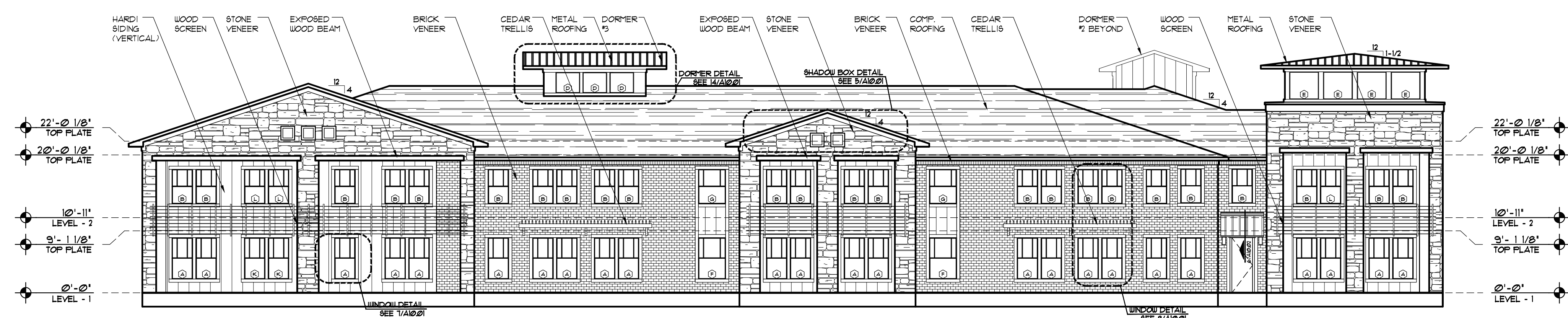


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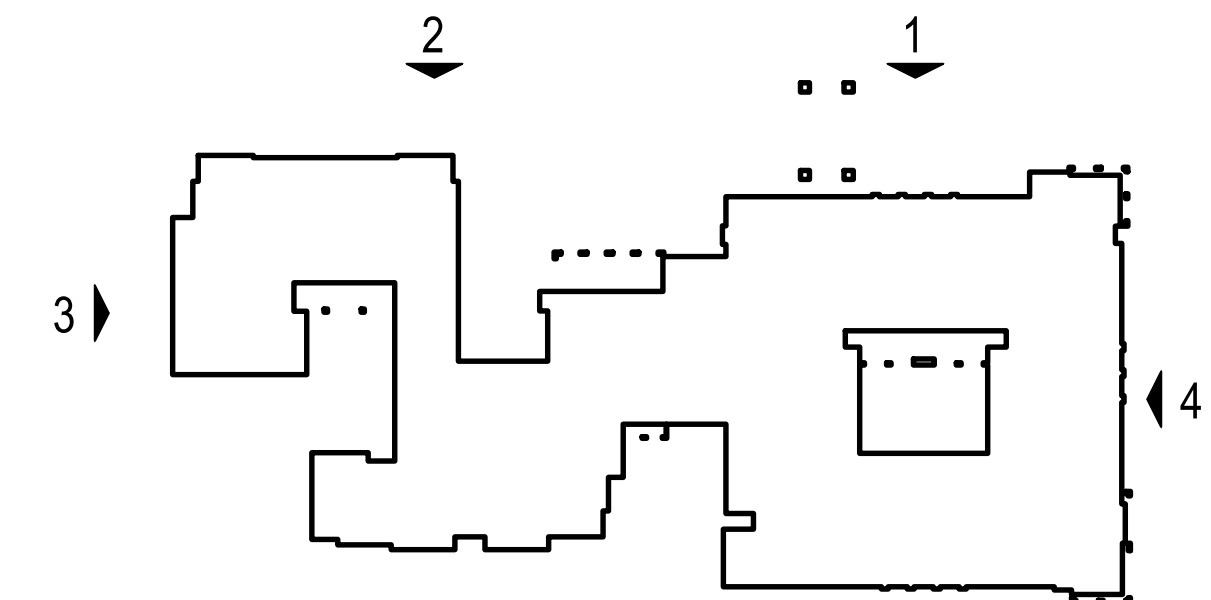
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3 CONCEPTUAL WEST ELEVATION
SCALE 3/32" = 1'-0"



4 CONCEPTUAL EAST ELEVATION
SCALE 3/32" = 1'-0"



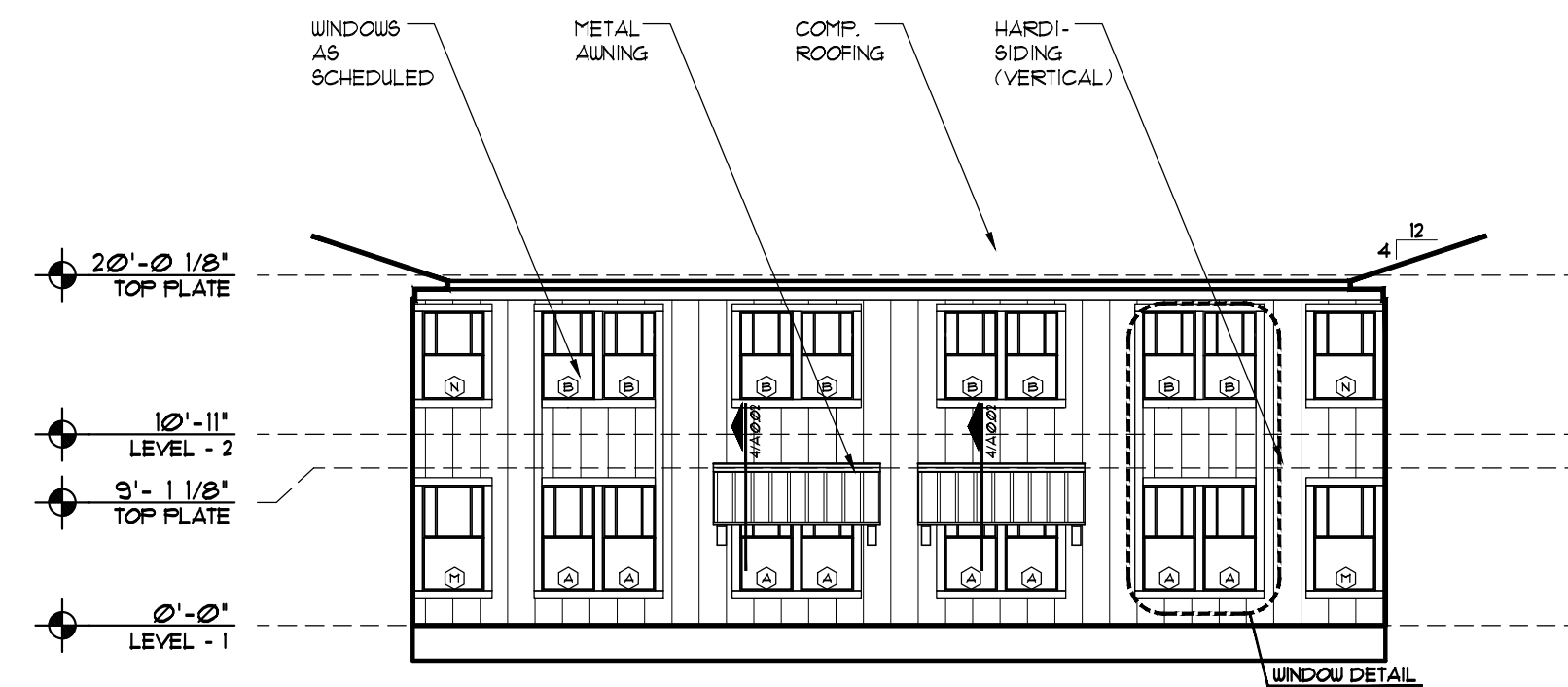
KEY PLAN
SCALE NTS

The Oaks at Rockwall

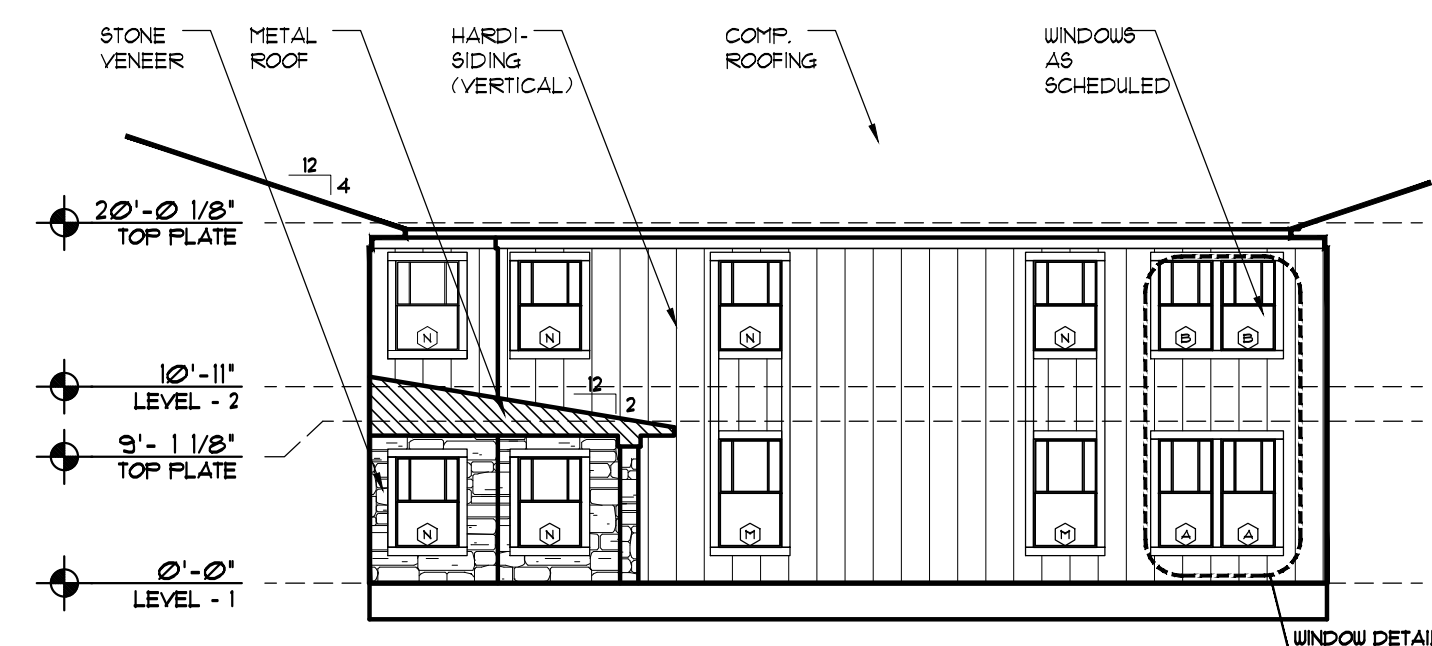
Rockwall, Texas

ARRIVE ARCHITECTURE GROUP
Architecture Planning Project Management
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH 817.514.0584 - FX 817.514.0694

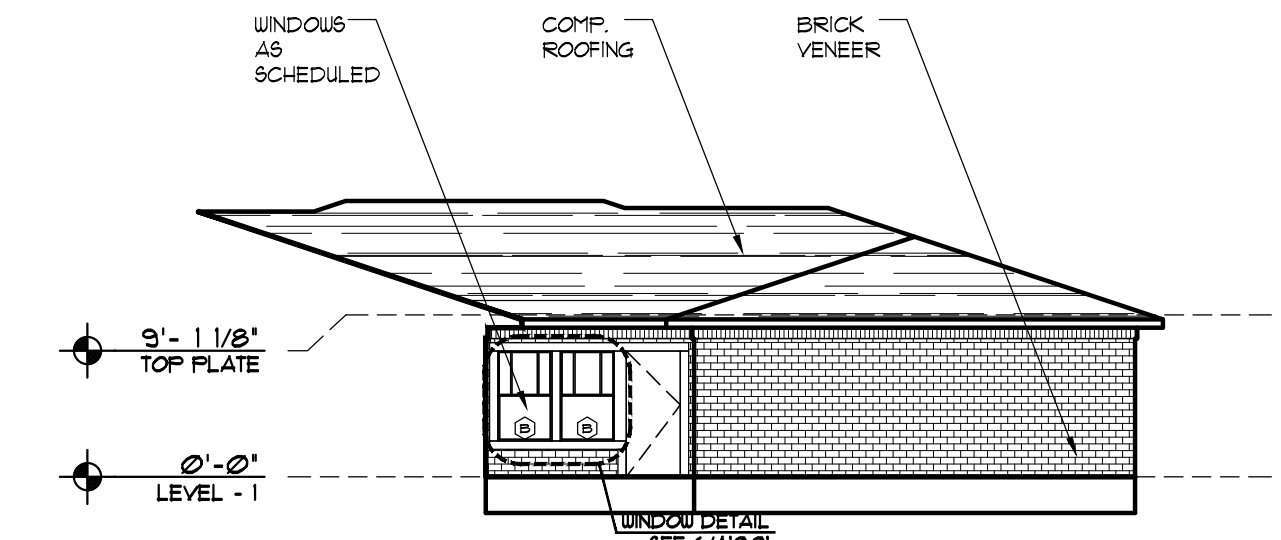
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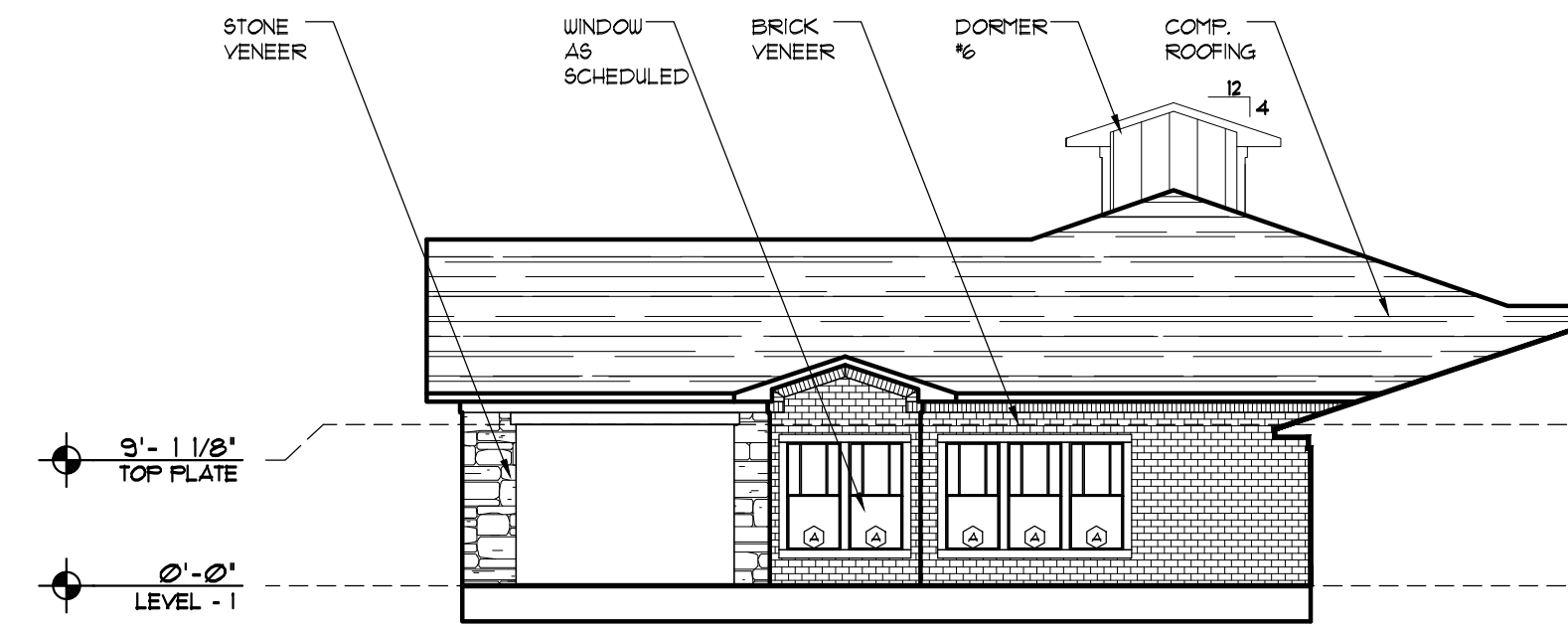
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SCALE 3/32" = 1'-0"



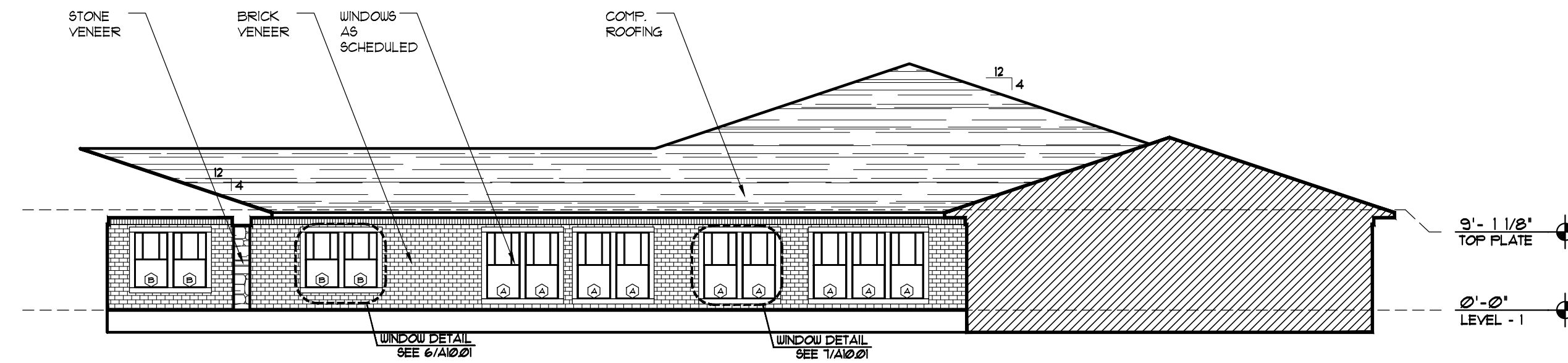
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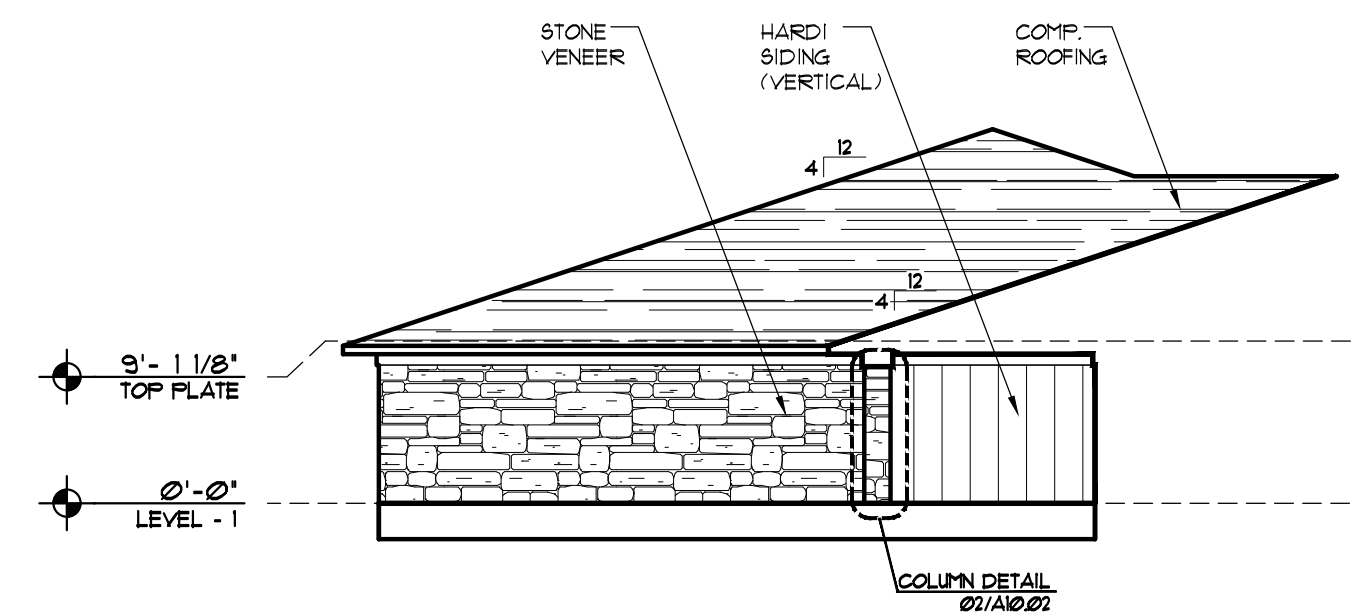
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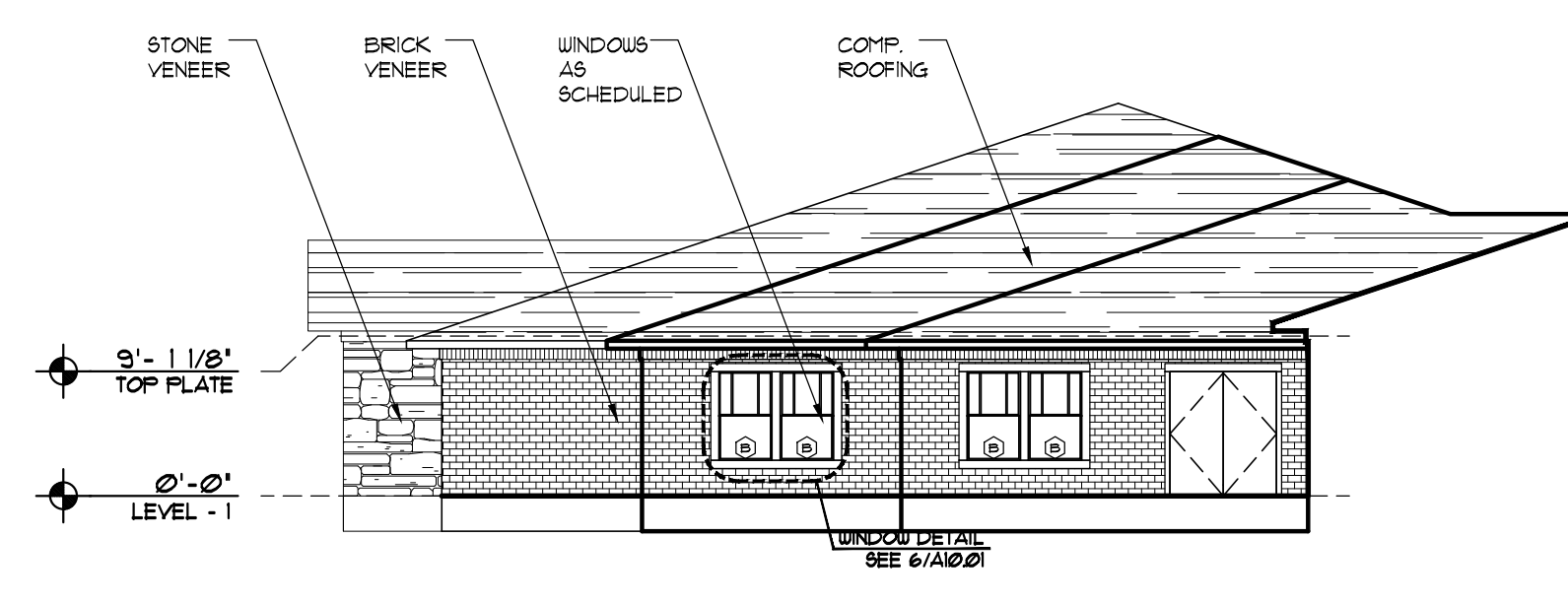
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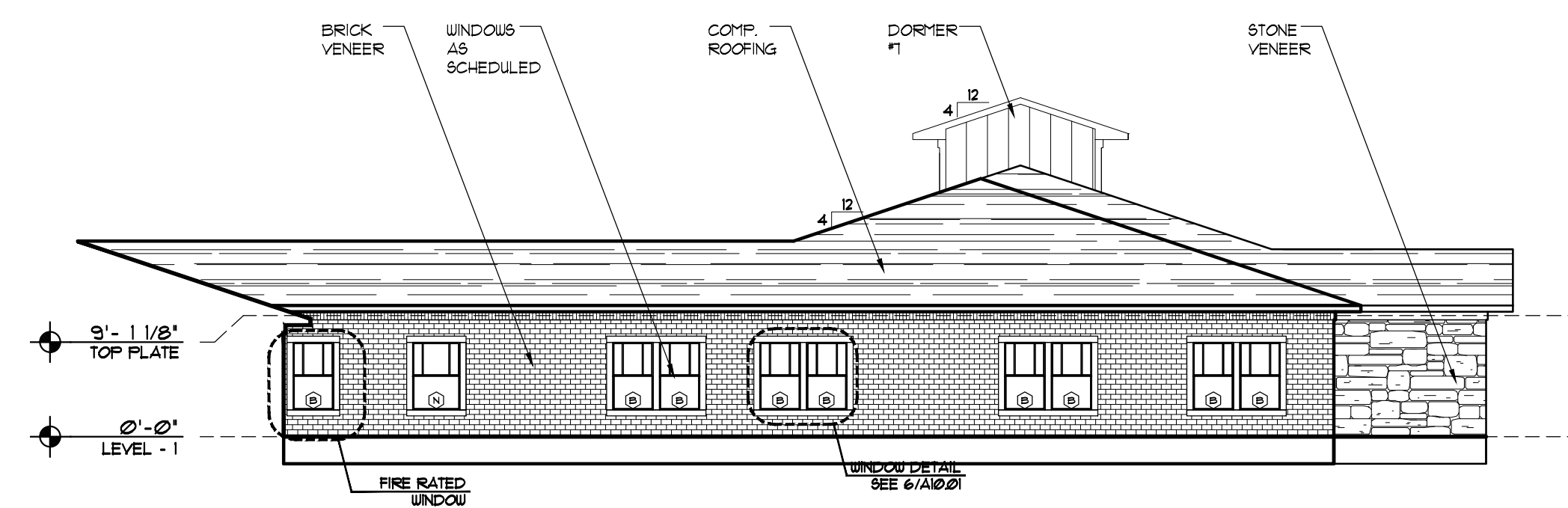
5 CONCEPTUAL WEST ELEVATION
SCALE 3/32" = 1'-0"



6 CONCEPTUAL EAST ELEVATION
SCALE 3/32" = 1'-0"

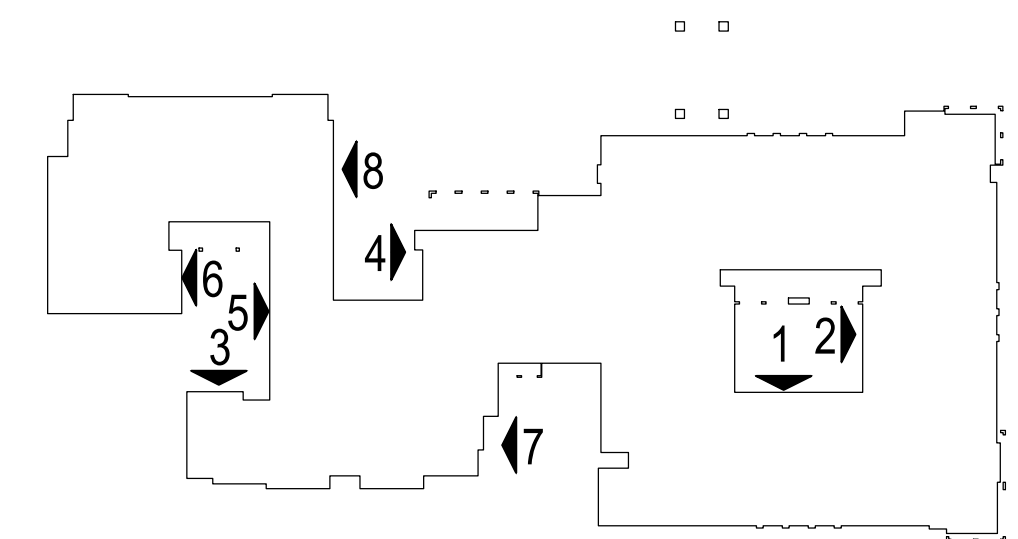


7 CONCEPTUAL EAST ELEVATION
SCALE 3/32" = 1'-0"



8 CONCEPTUAL EAST ELEVATION
SCALE 3/32" = 1'-0"

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KEY PLAN
SCALE NTS

The Oaks at Rockwall

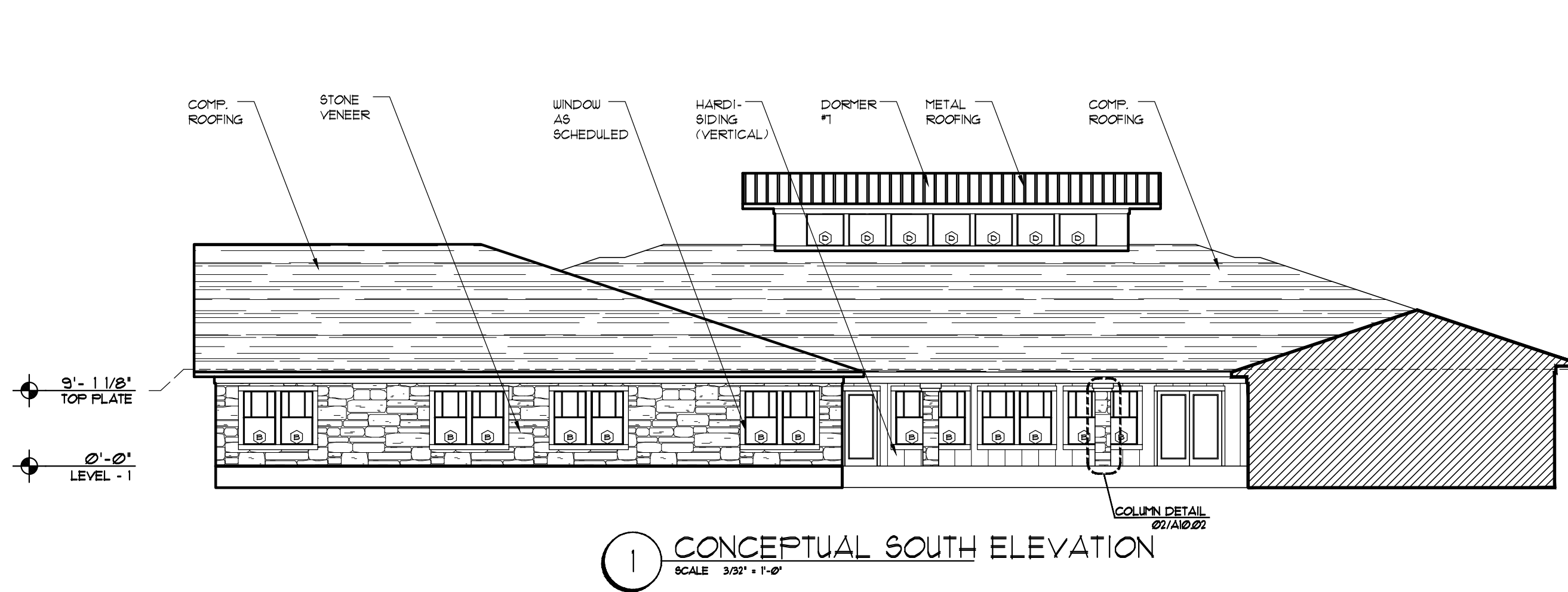
Rockwall, Texas

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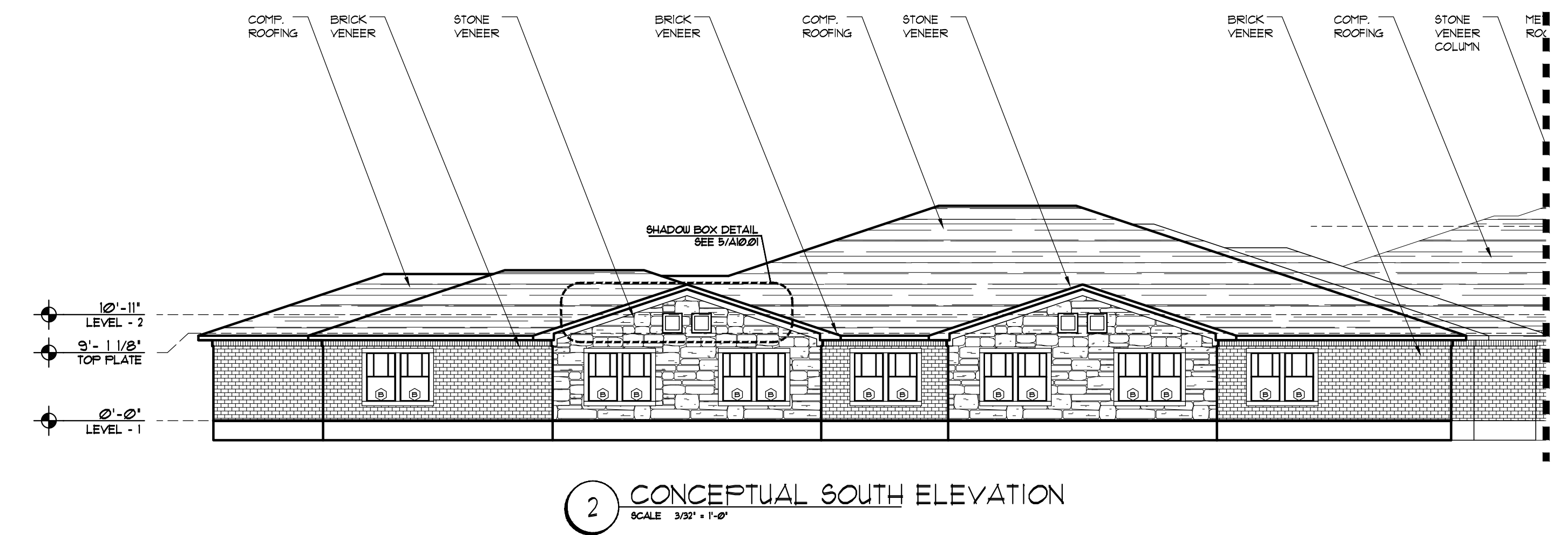
SEAL

REVISION	

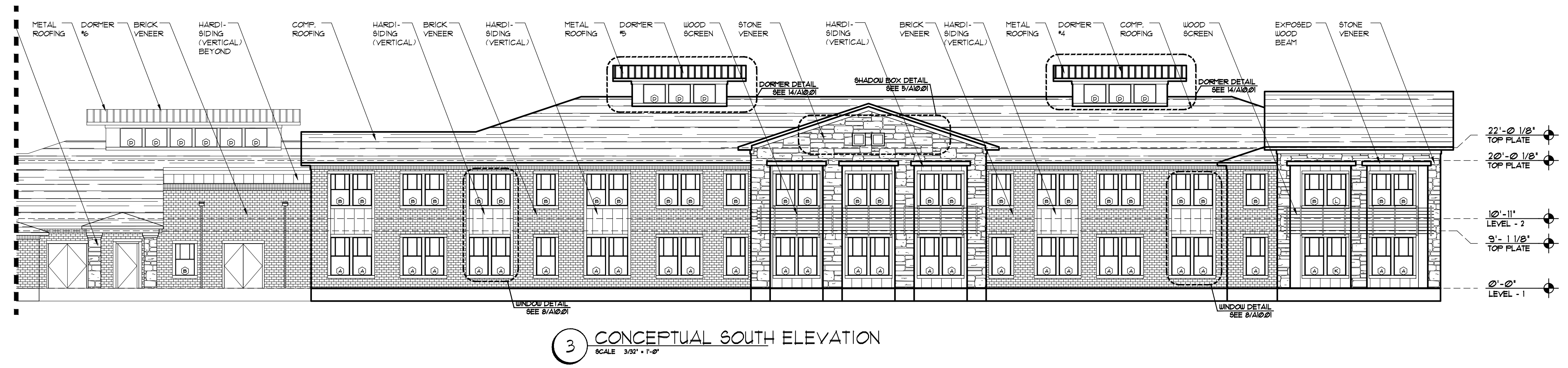
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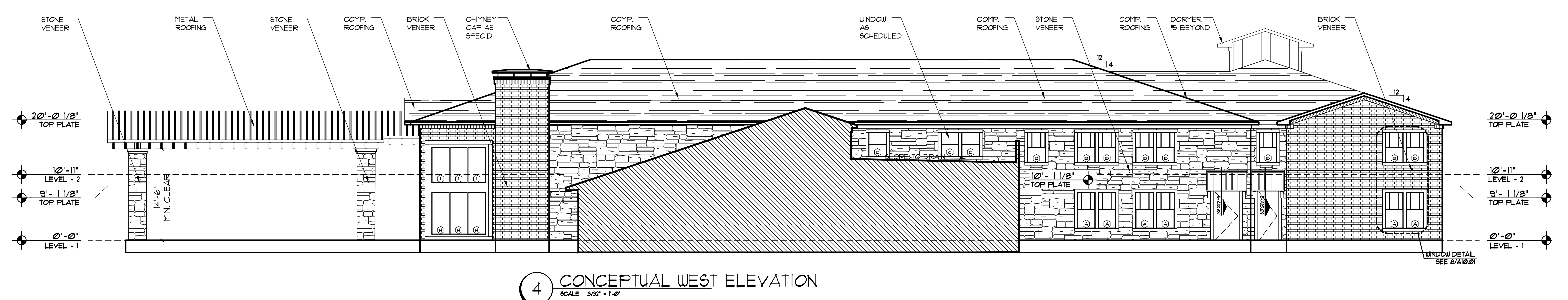
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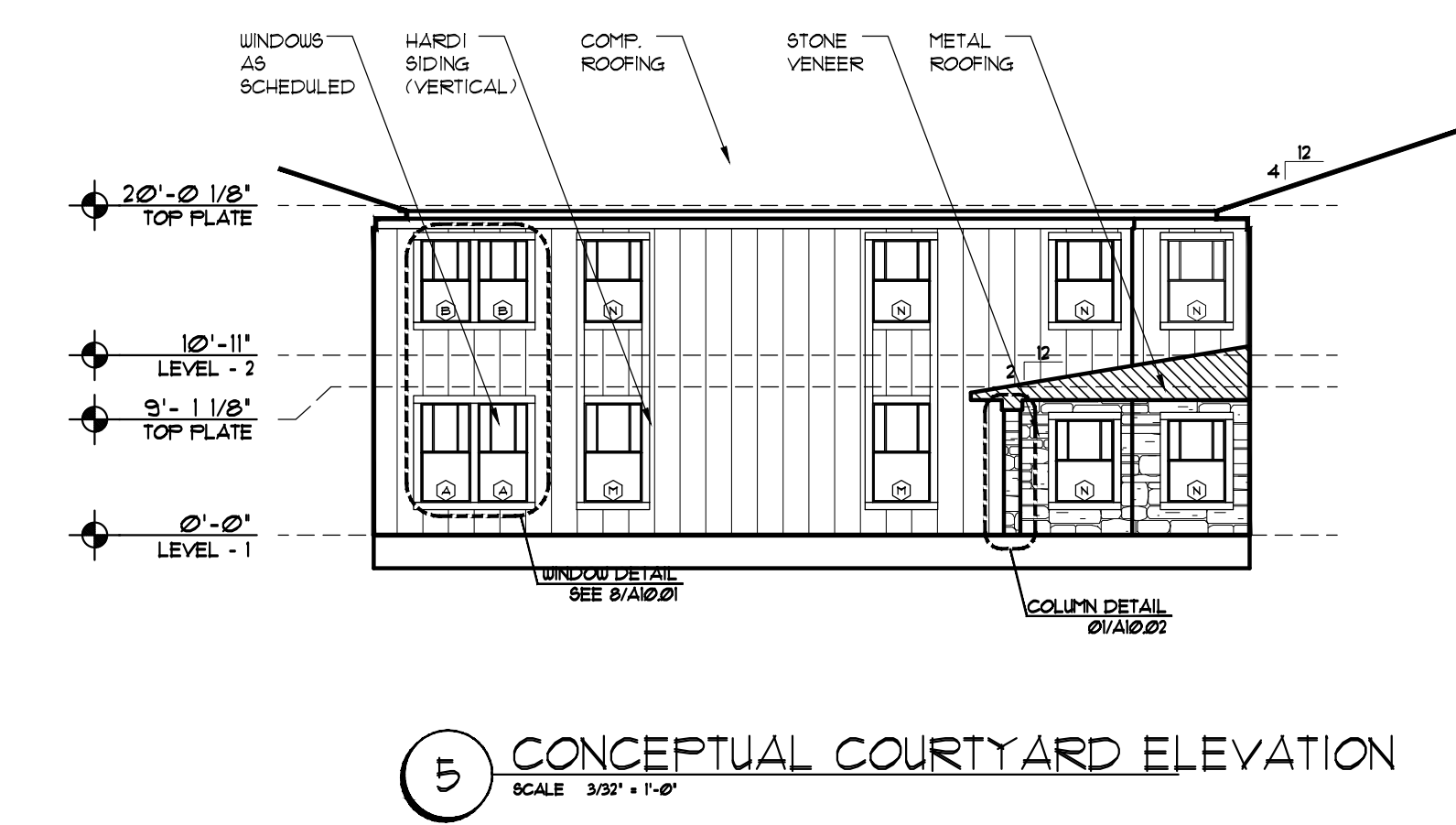
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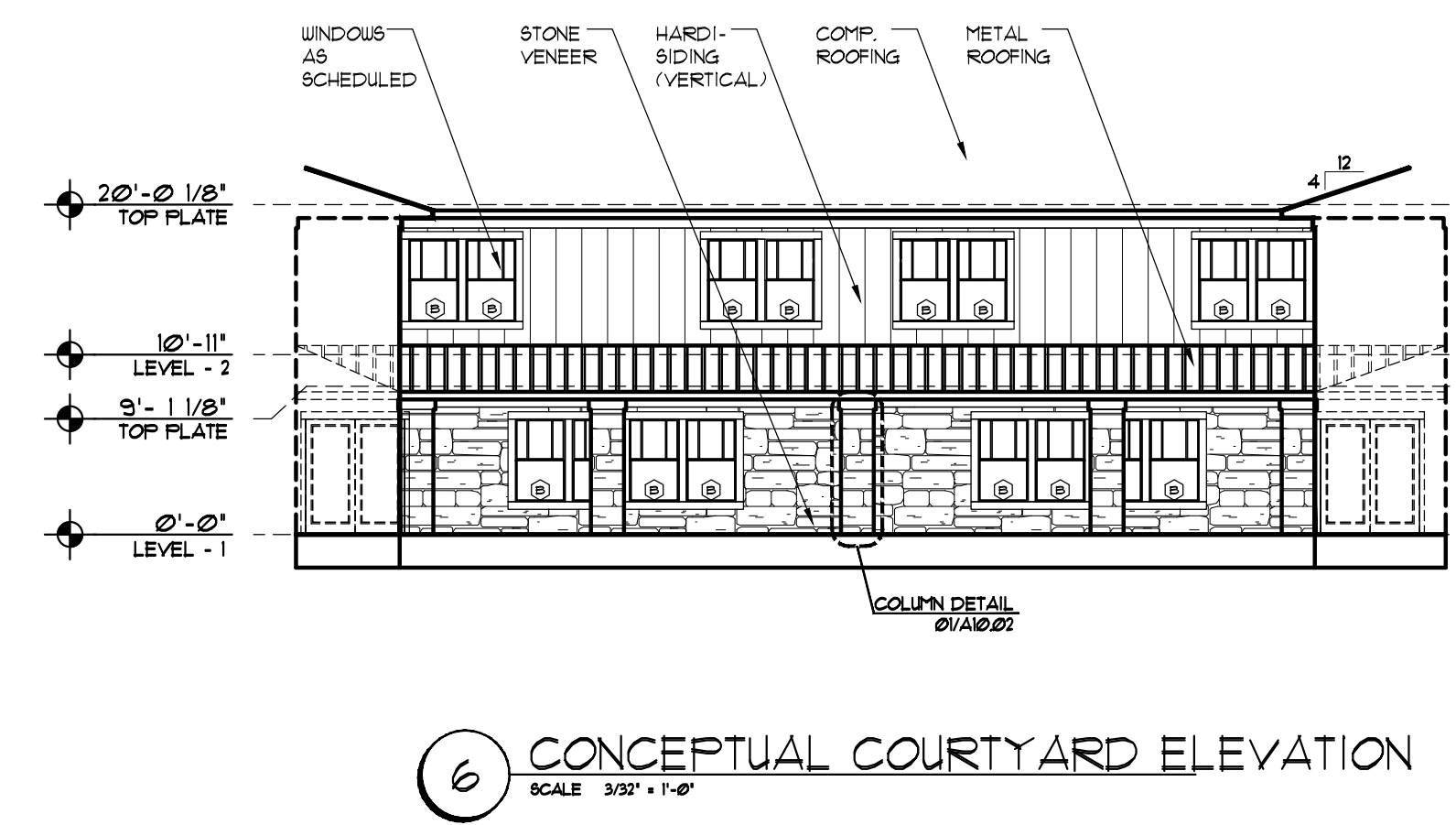
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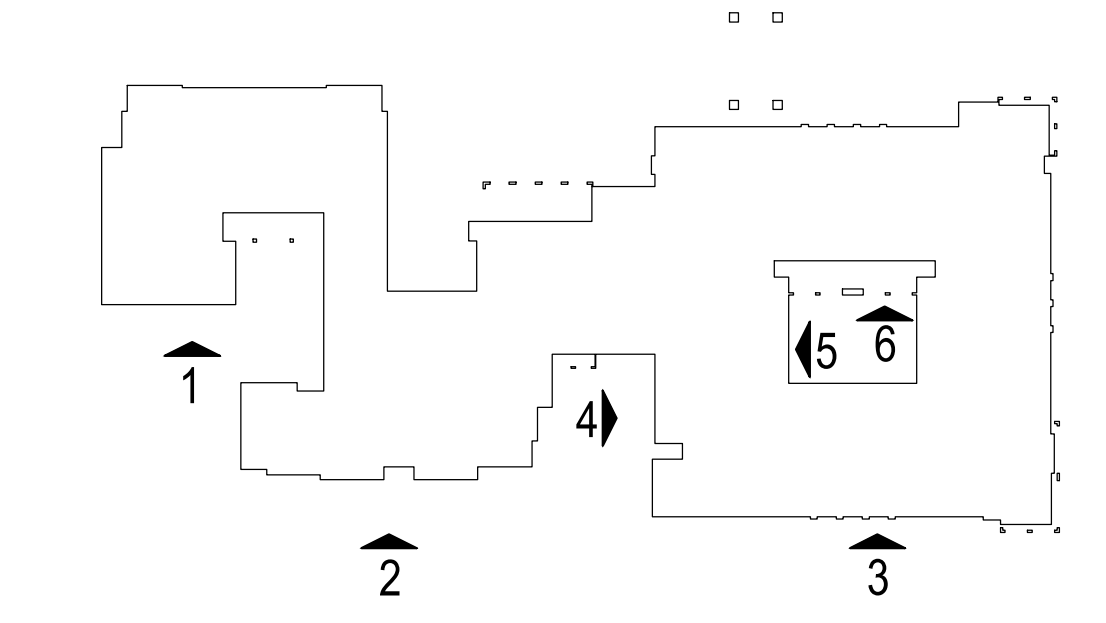
4 CONCEPTUAL WEST ELEVATION
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5 CONCEPTUAL COURTYARD ELEVATION
SCALE 3/32" = 1'-0"



6 CONCEPTUAL COURTYARD ELEVATION
SCALE 3/32" = 1'-0"



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The Oaks at Rockwall

Rockwall, Texas

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Rockwall, TX





Renderings

Stone Creek

