

P2017-058 - STONE CREEK, PHASE IX
 FINAL PLAT - LOCATION MAP = [icon]



City of Rockwall

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

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Gonzales, David

From: Miller, Ryan
Sent: Monday, November 20, 2017 10:53 AM
To: Gonzales, David
Subject: FW: FYI ... Stone Creek Phase 9

Importance: High

FYI ...



RYAN C. MILLER, AICP

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

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: John Arnold [REDACTED]
Sent: Monday, November 20, 2017 10:52 AM
To: Miller, Ryan; Brooks, Korey
Cc: Warren Corwin; 'Chase Finch'; Brandon Davidson; Daniel Mitlyng
Subject: RE: FYI ... Stone Creek Phase 9
Importance: High

Ryan,

We agree that the plat submittal for Stone Creek Phase 9 should have been a preliminary plat submittal. Please review as a preliminary plat and have Korey let us know what new documentation or corrections we need to send for review.

John

John Arnold | Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.522.4945 x152 | M: 214.535.2090

From: Miller, Ryan [<mailto:RMiller@rockwall.com>]
Sent: Monday, November 20, 2017 10:12 AM
To: John Arnold [REDACTED]
Subject: FW: FYI ...

John ... Can you give me a call when you get a chance. Below is the email I sent you and Amy and I were under the impression that you were talking about a preliminary plat and not a final plat. This was also indicated in the email. Thanks.



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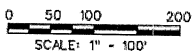
From: Miller, Ryan
Sent: Monday, November 06, 2017 11:06 AM
To: 'John Arnold'
Subject: FYI ...

Amy said she doesn't have a problem with you submitting Engineering and the Preliminary at the same time if I don't ... so go ahead and submit. Thanks.



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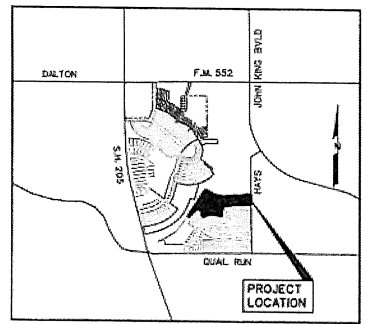


CURVE TABLE

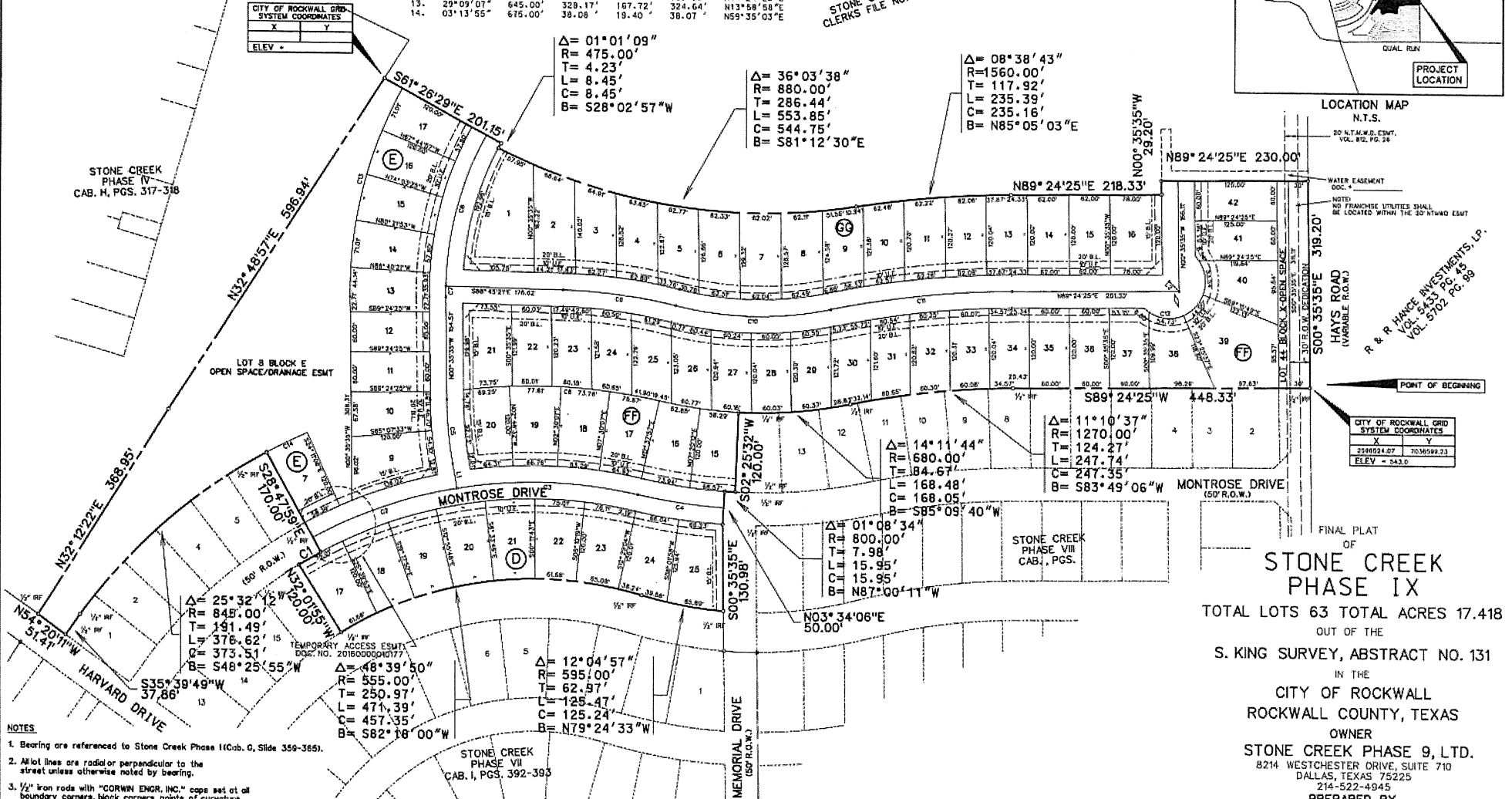
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03°13'55"	675.00'	38.08'	19.40'	38.07'	S59°35'03"W
2.	18°57'58"	700.00'	231.72'	116.93'	230.88'	N70°41'00"E
3.	22°27'58"	700.00'	274.47'	139.02'	272.72'	S80°36'00"E
4.	09°03'50"	825.00'	130.51'	65.39'	130.38'	S81°53'59"E
5.	09°14'26"	600.00'	96.77'	48.49'	96.68'	N05°12'48"W
6.	30°06'13"	845.00'	236.45'	149.78'	234.97'	S87°25'10"E
7.	01°50'14"	500.00'	16.03'	8.02'	16.03'	N00°19'32"E
8.	27°18'52"	500.00'	238.36'	121.49'	236.11'	N14°54'05"E
9.	12°12'22"	800.00'	170.43'	85.54'	170.11'	S82°39'10"E
10.	25°13'14"	535.00'	255.50'	119.69'	233.60'	S89°09'35"E
11.	11°10'37"	1415.00'	276.03'	138.45'	275.59'	N83°49'03"E
12.	176°41'01"	55.00'	169.60'	109.95'	169.60'	N44°24'25"E
13.	29°09'01"	645.00'	329.17'	167.72'	324.64'	N13°58'58"E
14.	03°13'55"	675.00'	38.08'	19.40'	38.07'	N59°35'03"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 09°50'01" W	37.36'
2.	N 45°35'35" W	21.21'



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
238824.07	303698.23
ELEV = 543.0	



LOCATION MAP N.T.S.

NOTE: NO FRANCHISE UTILITIES SHALL BE LOCATED WITHIN THE 30' WIDE EASEMENT.

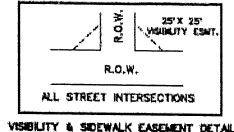
NOTE: R & P HANCE INVESTMENTS, L.P. VOL. 54,333 PG. 49 VOL. 57022 PG. 89

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
238824.07	303698.23
ELEV = 543.0	

FINAL PLAT OF STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.418
 OUT OF THE
 S. KING SURVEY, ABSTRACT NO. 131
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 STONE CREEK PHASE 9, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OCTOBER 2017 SCALE 1" = 100'
 CASE NO. P2017-XXX
 SHEET 1 OF 2

- NOTES**
- Bearing are referenced to Stone Creek Phase I (Cab. 0, Slide 359-385).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
 U.E. - Utility Easements.
 C.M. - Controlling Monument.
 D.E. - Drainage Easement.
 V.A.M.S. - Visibility, Maintenance & Sidewalk Easement.
 - Street Name Change
 - The HDA will be responsible for maintaining the open space/drainage easement lots. (Lot B Block E & Lot 44 Block D)



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE IX, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE VIII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

Stone Creek Phase 9, Ltd.
 a Texas limited partnership
 By: Stone Creek Phase 9 GP Corporation,
 a Texas corporation, its General Partner

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED this _____ day of _____, 2017.

WARREN L. CORWIN
 R.P.L.S. No. 4621

FINAL PLAT OF
STONE CREEK PHASE IX
 TOTAL LOTS 62 TOTAL ACRES 14.574
 OUT OF THE
 S. KING SURVEY, ABSTRACT NO. 131
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
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 STONE CREEK PHASE 9, LTD.
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 OCTOBER 2017
 CASE NO. P2017-XXX SHEET 2 OF 2

Richard Skorburg
 President

STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, on this day personally appeared RICHARD SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been approved by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & 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 _____, 2017.

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 _____, 2017.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____