



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8 Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Grey Stogner [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."

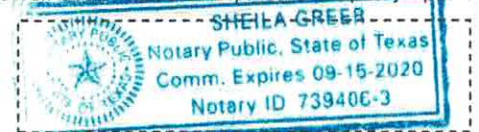
Given under my hand and seal of office on this the 30th day of February, 20 20.

Owner's Signature

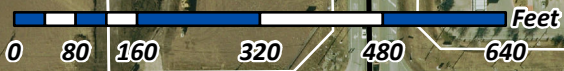
Grey Stogner

Notary Public in and for the State of Texas

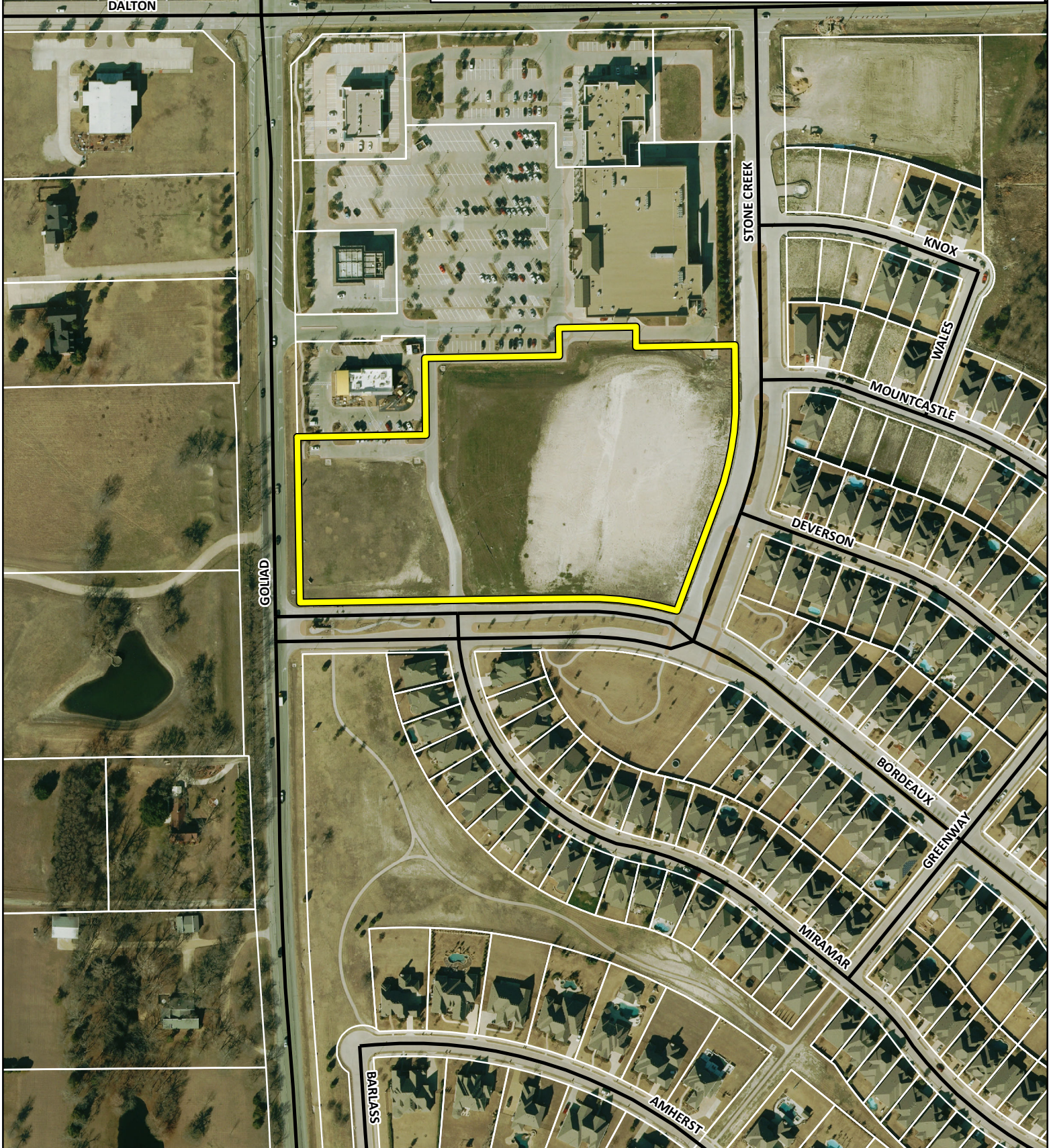
Sheila Greer



My Commission Expires 9-15-2020



P2020-038- LOTS 10 & 11, BLOCK A, STONE CREEK RETAIL ADDITION
REPLAT - LOCATION MAP =

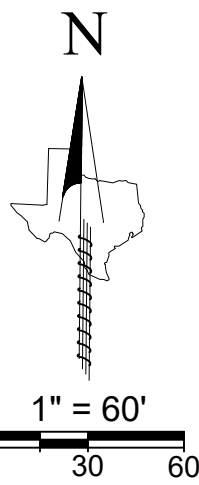


City of Rockwall

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.





LEGEND

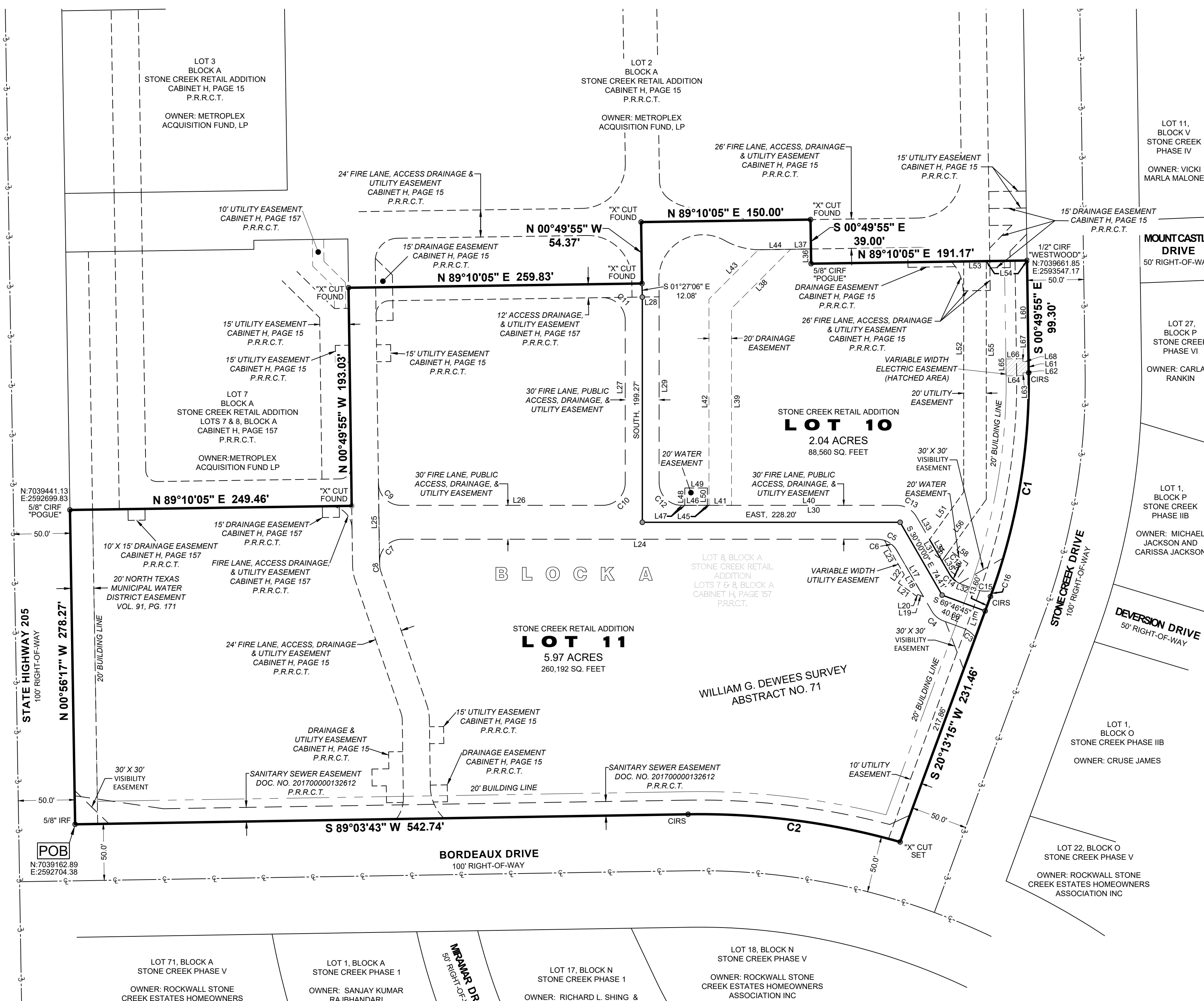
POB POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 20°13'15" W	24.98'
L2	N 69°46'45" W	18.05'
L17	N 30°00'00" W	61.77'
L18	S 30°00'00" E	47.14'
L19	N 68°44'44" W	5.30'
L20	S 35°43'58" W	1.85'
L21	N 54°16'02" W	20.00'
L22	N 35°43'58" E	9.02'
L23	N 30°00'00" W	35.06'
L24	N 90°00'00" W	420.73'
L25	N 00°48'02" W	69.91'
L26	N 90°00'00" E	178.59'
L27	N 00°00'02" W	143.84'
L28	N 88°52'58" E	14.87'
L29	S 00°00'00" E	164.56'
L30	N 90°00'00" E	190.45'
L31	S 30°00'00" E	58.86'
L32	S 69°46'45" E	13.58'
L33	S 30°00'00" E	23.37'
L34	S 30°00'00" E	21.94'
L35	S 30°00'00" E	13.55'
L36	N 00°49'55" W	13.00'
L37	S 89°10'05" W	17.89'
L38	S 45°00'00" W	74.08'
L39	S 00°00'00" E	174.25'
L40	N 90°00'00" E	146.32'
L41	N 90°00'00" W	20.00'
L42	N 00°00'00" W	182.53'
L43	N 45°00'00" E	61.82'
L44	N 89°10'05" E	26.53'
L45	N 90°00'00" W	1.40'
L46	N 90°00'00" W	20.00'
L47	N 90°00'00" W	2.73'
L48	N 00°00'00" W	15.34'
L49	N 90°00'00" E	20.00'
L50	S 00°00'00" E	15.34'
L51	N 35°43'58" E	51.70'
L52	N 00°00'00" W	204.14'
L53	N 89°16'28" E	20.00'
L54	N 89°07'26" E	36.09'
L55	S 00°00'00" E	210.84'
L56	S 35°43'58" W	67.16'
L57	N 35°43'58" E	11.63'
L58	S 54°16'02" E	20.00'
L59	S 35°43'58" W	18.96'
L60	S 00°49'55" E	89.30'
L61	S 00°49'55" E	10.00'
L62	S 89°10'05" W	5.00'
L63	S 00°49'55" E	2.50'
L64	S 89°10'05" W	15.00'
L65	N 00°49'55" W	15.00'
L66	N 89°10'05" E	15.00'
L67	S 00°49'55" E	2.50'
L68	N 89°10'05" E	5.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	202.10'	550.00'	21°03'11"	S 09°41'40" W	200.96'
C2	189.99'	650.00'	16°44'48"	N 82°33'52" W	189.31'
C3	14.30'	25.00'	32°46'32"	N 53°23'29" W	14.11'
C4	13.89'	20.00'	39°46'45"	N 49°53'22" W	13.61'
C5	20.94'	20.00'	60°00'00"	N 60°00'00" W	20.00'
C6	14.46'	20.00'	41°25'02"	S 50°42'31" E	14.14'
C7	31.64'	20.00'	90°39'15"	S 44°40'23" W	28.45'
C8	8.63'	27.44'	18°01'35"	S 08°33'39" E	8.60'
C9	31.09'	20.00'	89°03'31"	S 45°28'14" E	28.05'
C10	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'
C11	31.73'	20.00'	90°53'29"	N 45°26'44" W	28.50'
C12	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C13	20.94'	20.00'	60°00'00"	S 60°00'00" E	20.00'
C14	13.89'	20.00'	39°46'45"	S 49°53'22" E	13.61'
C15	15.25'	25.00'	34°56'52"	S 87°15'11" E	15.01'
C16	5.91'	549.92'	0°36'55"	S 19°54'48" W	5.91'
C17	7.89'	20.00'	22°37'02"	S 41°18'31" E	7.84'

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: LIU JOHN Q AND CONNIE Q

LOT 4, BLOCK A, MASON-STEED ADDITION,
 OWNER: JASON STEED & NATALIE MARIE STEED



**FINAL PLAT
 STONE CREEK RETAIL ADDITION
 LOTS 10 & 11, BLOCK A**

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

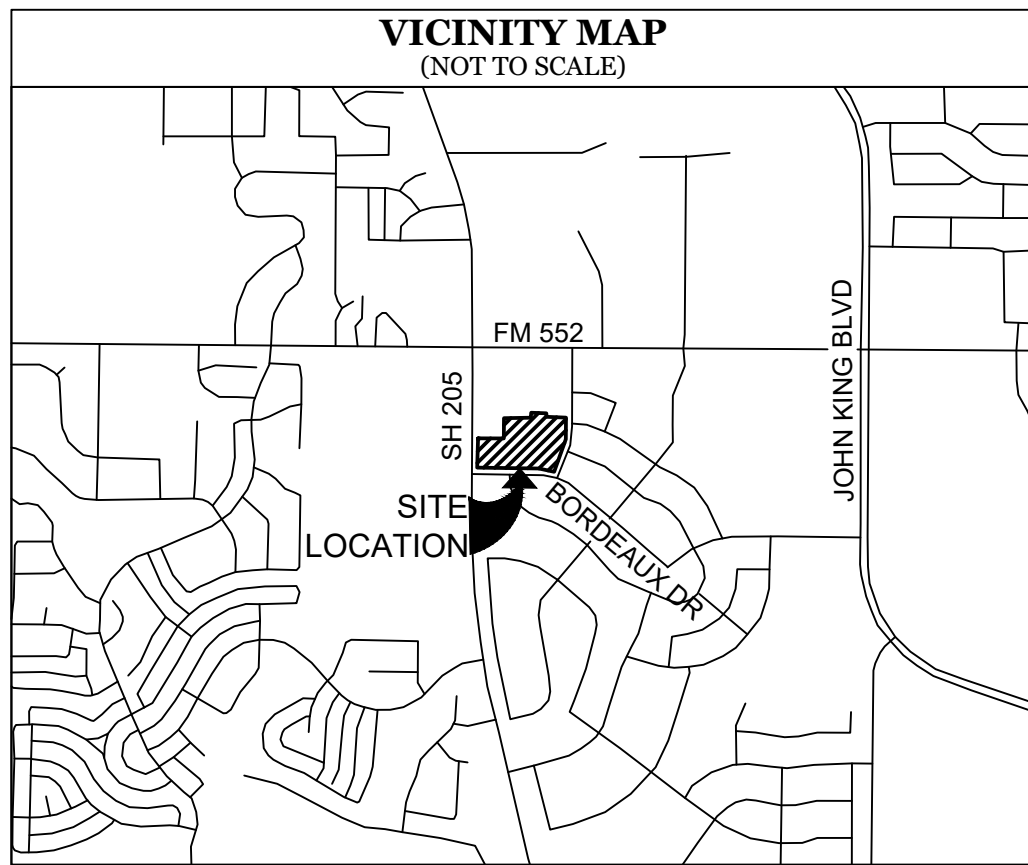
Project 1910.030-03
 Date 09/18/20
 Drafter TAR/CF

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

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

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Crestview Real Estate**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

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

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

THENCE, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNER: Crestview Real Estate

BY: _____ Date
 Grey Stogner

STATE OF TEXAS §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe _____ Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

Chairman _____ Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this _____ day of _____, 2020.

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

City Engineer _____

GENERAL NOTES

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

Project	1910.030-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/18/20	
Drafter	TAR/CF	

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

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

OWNER
 Crestview Real Estate
 12720 Hillcrest Road, Suite 650
 Dallas, TX 75230

FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION, RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Lot File: Z:\OFFICE\PROJECTS\2019\1910 - October 2019\19-10-30 STONE CREEK DRIVE\DWG\
CRD File: Z:\OFFICE\COORD\19-10-30 STONECREEK DR.crd

Lot: 8 , Block: A, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
105	N 00°56'17" W	278.272	7039162.894	2592704.384	0.000
104	N 89°10'05" E	249.457	7039441.129	2592699.829	278.272
100	N 00°49'55" W	193.030	7039444.750	2592949.260	527.729
101	N 89°10'05" E	259.830	7039637.760	2592946.457	720.759
110	N 00°49'55" W	54.370	7039641.532	2593206.260	980.589
109	N 89°10'05" E	150.000	7039695.897	2593205.470	1034.959
108	S 00°49'55" E	39.000	7039698.074	2593355.454	1184.959
107	N 89°10'05" E	191.170	7039659.079	2593356.021	1223.959
106	S 00°49'55" E	99.300	7039661.854	2593547.171	1415.129
S10			7039562.565	2593548.612	1514.429
Radius: 550.000 Length: 202.095 Chord: 200.960 Delta: 21°03'11"					
Chord BRG: S 09°41'40" W Rad-In: S 89°10'05" W Rad-Out: N 69°46'44" W					
Radius Pt: C10 7039554.578,2592998.670 Tangent: 102.200 Dir: Right					
Tangent-In: S 00°49'55" E Tangent-Out: S 20°13'16" W Tangential-In Tangential-Out					
S11			7039364.474	2593514.772	1716.524
	S 20°13'15" W	231.460			
S12			7039147.280	2593434.770	1947.984
Radius: 650.000 Length: 189.986 Chord: 189.310 Delta: 16°44'48"					
Chord BRG: N 82°33'52" W Rad-In: S 15°48'32" W Rad-Out: S 00°56'16" E					
Radius Pt: C11 7038521.866,2593257.690 Tangent: 95.675 Dir: Left					
Tangent-In: N 74°11'28" W Tangent-Out: S 89°03'44" W Non Tangential-In Tangential-In					
S13			7039171.779	2593247.052	2137.970
	S 89°03'43" W	542.740			
105			7039162.894	2592704.384	2680.710

Closure Error Distance> 0.00000
Total Distance> 2680.710
Area: 348751 Sq. Feet, 8.0062 Acres

Block A Total Area: 348751 Sq. Feet, 8.0062 Acres