



# 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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

**Notes:**

<sup>1</sup>: 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: 150 Pecan Valley Dr  
 Subdivision: A0131, S. King Survey, Tract 1; Pecan Valley Retail Lot 1 Block A  
 General Location: NWC Goliad St & Pecan Valley Dr

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-65 w. N. SH-205 Overlay Current Use: Undeveloped/Vacant  
 Proposed Zoning: PD-65 w. N. SH-205 Overlay Proposed Use: Restaurant w/ Drive-Thru  
 Acreage: 2.246 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]

<input type="checkbox"/> Owner	JCDB Goliad Holdings, LLC	<input type="checkbox"/> Applicant	Wier & Associates, Inc.
Contact Person	Chad DuBose	Contact Person	Jake Fears, P.E.
Address	8350 N. Central Expressway Suite 1313	Address	2201 E. Lamar Blvd Suite 200E
City, State & Zip	Dallas, TX 75206	City, State & Zip	Arlington, TX 76006
Phone	214-701-8455	Phone	817-269-5011
E-Mail	chad@foremark.com	E-Mail	jakef@wierassociates.com

## NOTARY VERIFICATION [REQUIRED]

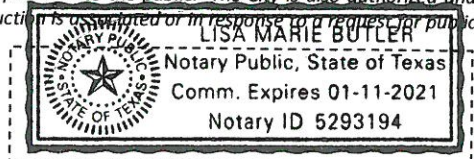
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 19 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 1/11/21

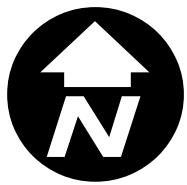




# City of Rockwall

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.



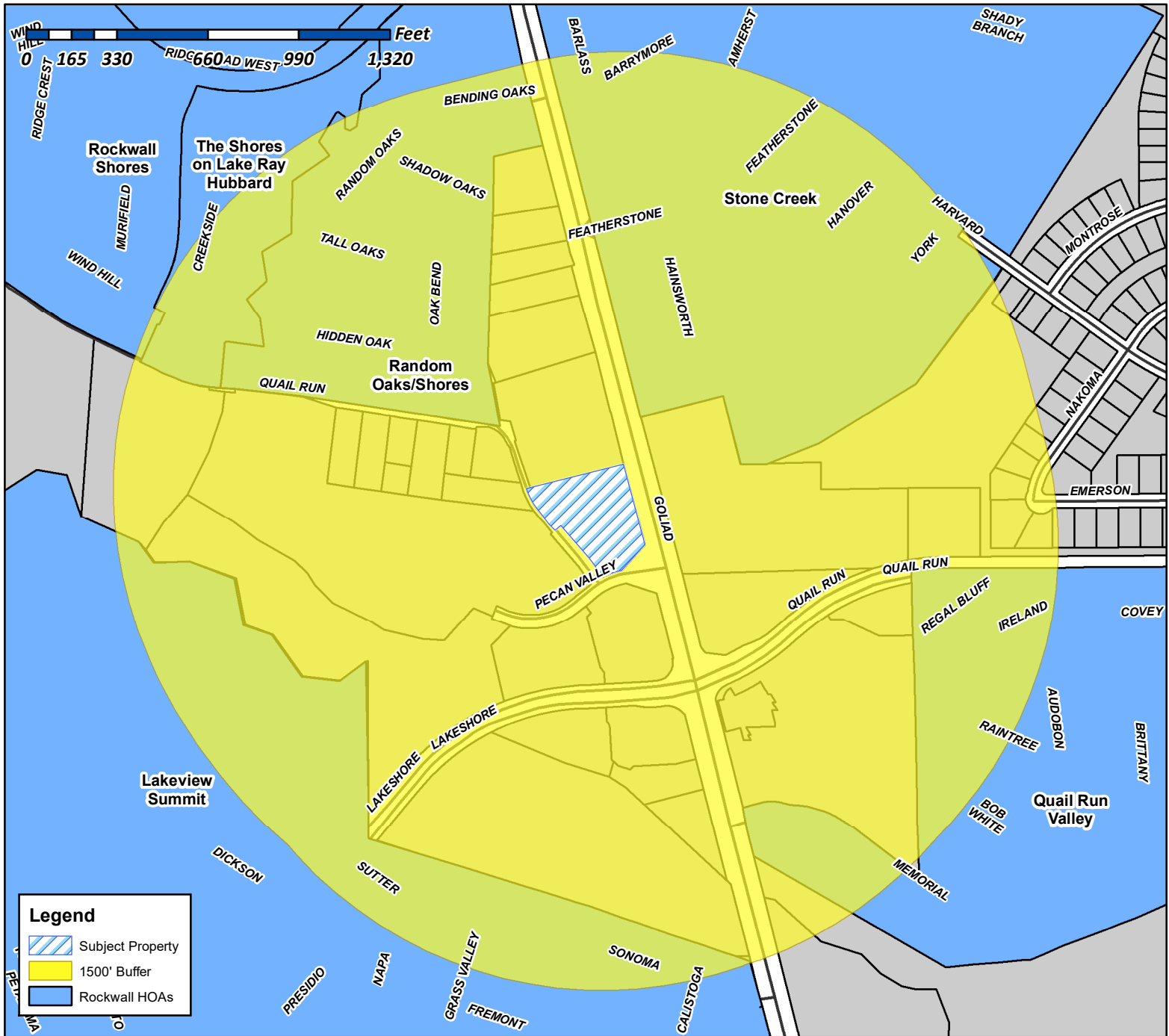




# City of Rockwall

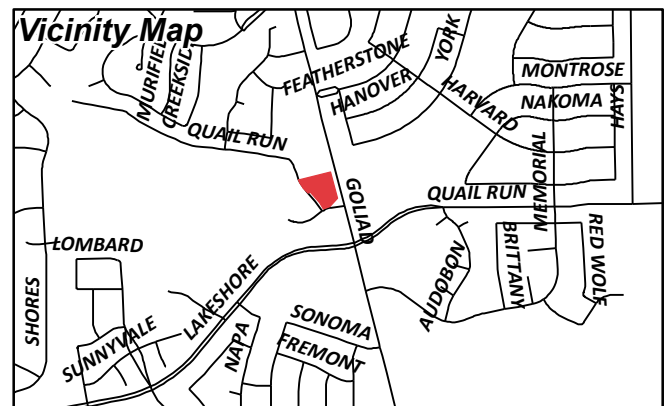
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-026  
**Case Name:** SUP for 150 Pecan Valley Drive  
**Case Type:** Specific Use Permit  
**Zoning:** PD-65  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 6/19/2020  
 For Questions on this Case Call (972) 771-7745

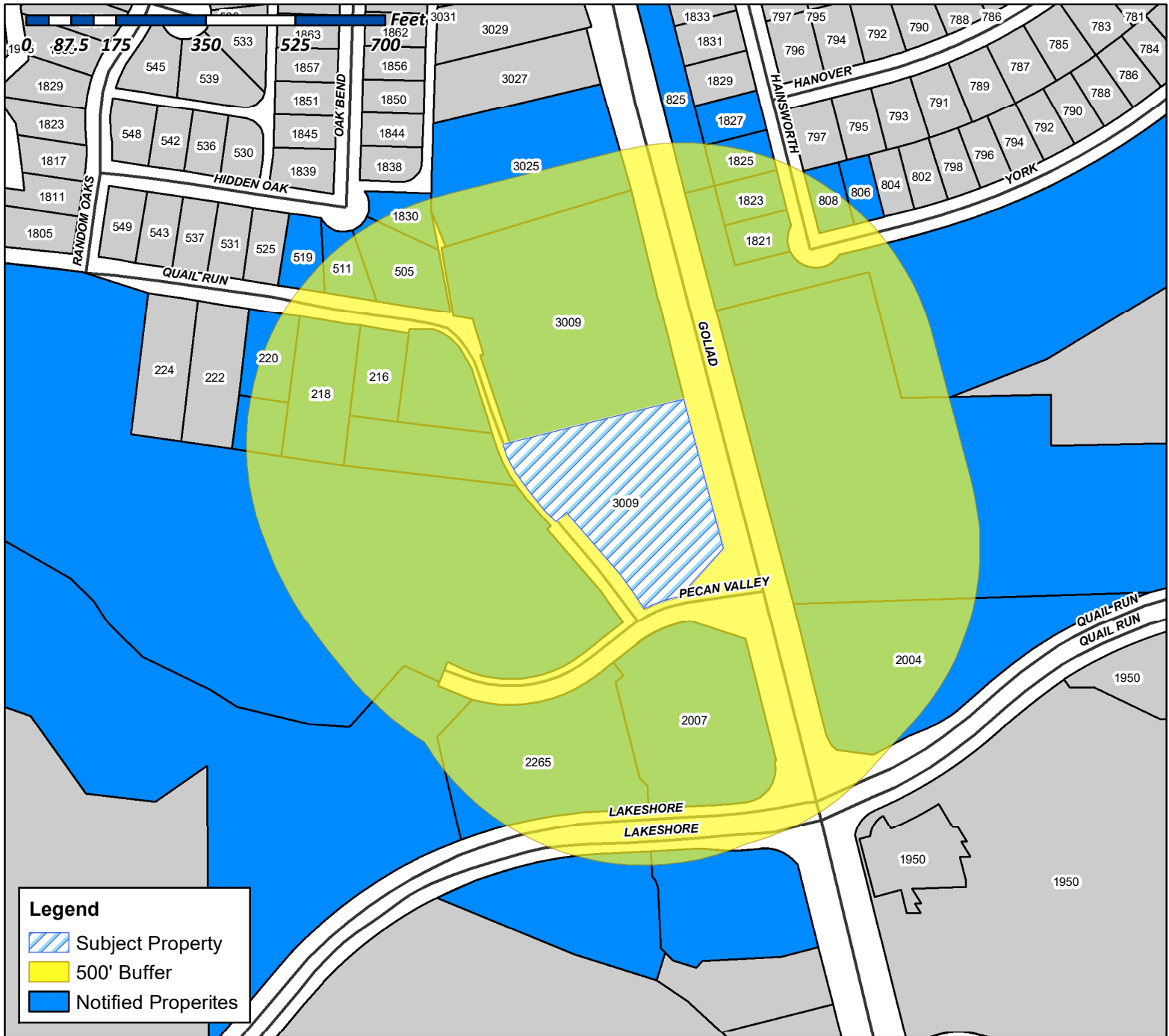




# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Date Created:** 6/19/2020  
For Questions on this Case Call (972) 771-7745

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS  
 LAND PLANNERS

June 19, 2020

City of Rockwall  
 Planning & Zoning Dept.  
 385 S. Goliad St  
 Rockwall, Texas 75087

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT  
 NW CORNER OF GOLIAD & PECAN VALLEY  
 W&A# 19022**

PRINCIPALS  
 JOHN P. WIER, P.E., R.P.L.S.  
 ULYS LANE III, P.E., R.P.L.S., CFM  
 CARLO SILVESTRI, P.E.  
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES  
 PHILIP L. GRAHAM, P.E.  
 JAKE H. FEARS, P.E., LEED AP BD+C  
 RANDALL S. EARDLEY, P.E.

ASSOCIATES  
 TOBY W. RODGERS  
 CASEY D. YORK  
 PRIYA N. ACHARYA, P.E.  
 TIM V. WALLACE, P.E.

Dear Planning and Zoning Staff:

Foremark Real Estate intends to develop a portion of a 2.174-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 792±-sf restaurant with drive-through on the southern portion of the tract. This development requires a Specific Use Permit due to being a restaurant, less than 2,000-sf, with drive-through or drive-in facilities. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with Foremark Real Estate, by phone at 214-701-8455 or via email at chad@foremark.com or the developer’s engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

Respectfully,

Jake Fears, P.E., LEED AP  
 Senior Associate

2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006-7440  
 (817) 467-7700  
 FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.  
 HENDERSON, TEXAS 75654-3559  
 (903) 722-9030  
 TOLL FREE FAX (844) 325-0445



BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";

2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT;

THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

THENCE 75°50'22" E, 51.98 FEET TO A POINT;

THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 6/18/2020 5:18 PM FILE: WIER-PAVING-STB LAST SAVED: 6/18/2020 2:58 PM SAVED BY: CASEYO FILE: SUP SITE PLAN.DWG

**LEGEND**

- (X) PARKING COUNT
- [Pattern] LANDSCAPE AREA (REF: LANDSCAPE PLAN)
- [Pattern] CONCRETE SIDEWALK

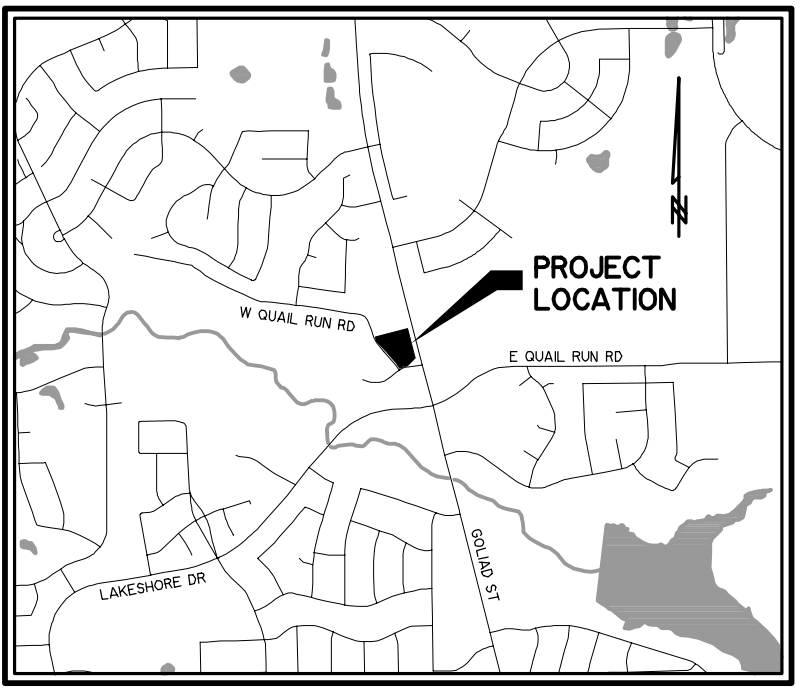
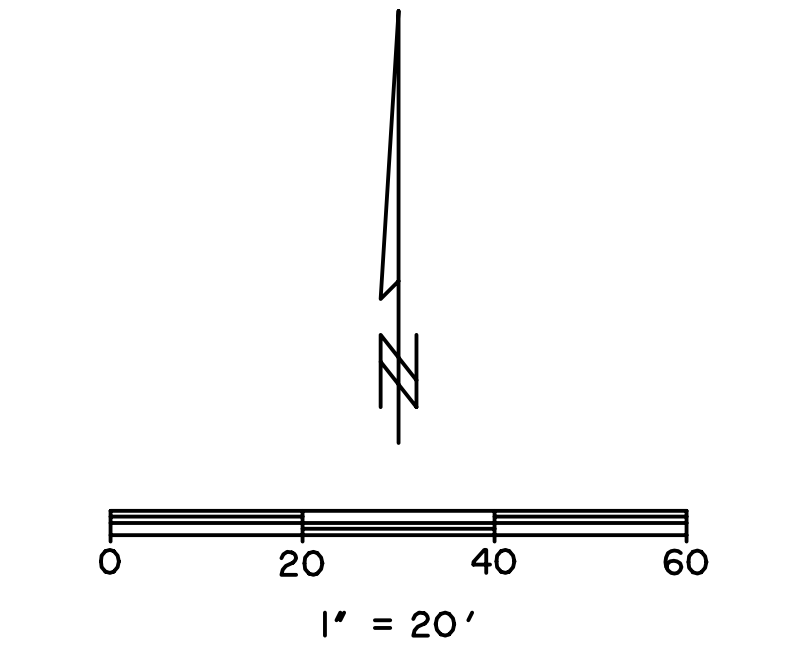
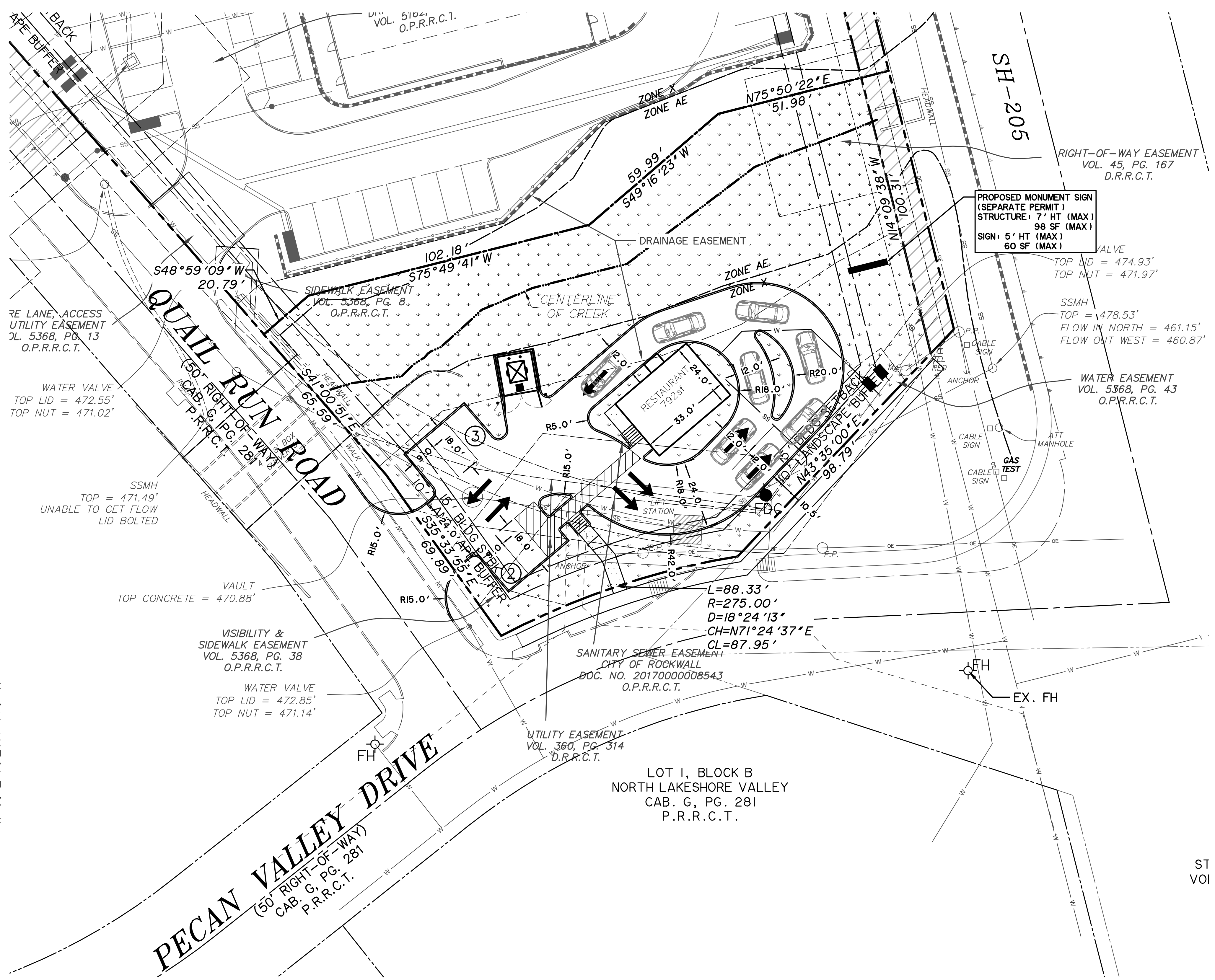
- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'AE' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

**DEVELOPER**  
 FOREMARK REAL ESTATE  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE 1313  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 CHAD@FOREMARK.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: JAKE FEARS, P.E.  
 2201 E. LAMAR BLVD., SUITE #200E  
 ARLINGTON, TX 76006  
 PHONE: (817) 467-7700  
 FAX: (817) 467-7713  
 JAKEF@WIERASSOCIATES.COM



**SITE DATA CHART**

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	RESTAURANT
LOT AREA (ARTIFICIAL)	0.579± AC (25,233 SF)
BUILDING AREA	792 SF (REQUIRES SUP APPROVAL)
BUILDING HEIGHT	18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
BUILDING/LOT COVERAGE	3.1%
LANDSCAPE AREA	16,440 SF
LANDSCAPE COVERAGE	65.0%

**SUP SITE PLAN  
 RESTAURANT  
 150 PECAN VALLEY DR  
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN 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 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

**June 18, 2020**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

CASE No.: SUP2020-XXX DATE: 6/18/2020 W.A. No. 19022



LANTY W. DEAN &  
MARY F. DEAN  
(TRACT B)  
VOL. 349, PG. 4  
D.R.R.C.T.

LOT 1, BLOCK A  
CHILDRENS LIGHTHOUSE  
CAB. I, PG. 395  
P.R.R.C.T.  $N75^{\circ}50'22''E$  349.30'

10' RIGHT-OF-WAY  
DEDICATION  
CAB. I, PG. 395  
P.R.R.C.T.

PLACE OF  
BEGINNING  
1/2" IRF  
"STOVALL"  
(CM)

UTILITY EASEMENT  
(TRACT ONE)  
VOL. 5318, PG. 89  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

UTILITY EASEMENT  
(TRACT TWO)  
VOL. 5318, PG. 89  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

12' WATER LINE EASEMENT  
VOL. 81, PG. 89  
D.R.R.C.T.

10' RIGHT-OF-WAY  
DEDICATION  
BY THIS PLAT  
0.072 ACRES  
(3,152 SQ. FT.)

**LOT 1, BLOCK A**  
**2.174 ACRES**  
**(94,695 SQ. FT.)**

MIN. FINISHED FLOOR 474.73'

**2.246 ACRES GROSS**  
**(97,847 SQUARE FEET)**  
**-0.072 ACRES R.O.W.**  
**(3,152 SQUARE FEET)**  
**2.174 ACRES NET**  
**(94,695 SQUARE FEET)**

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.



**\* LEGEND \***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW CAP STAMPED "WER & ASSOC INC"

**OWNER / DEVELOPER**  
JCDB GOLIAD HOLDINGS, LLC  
8350 N. CENTRAL EXPY, SUITE 1313  
DALLAS, TEXAS 75206  
CONTACT: CHAD DUBOSE  
PH: (214) 561-6522  
EMAIL: CHAD@FOREMARK.COM

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: JAKE FEARS, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**PECAN VALLEY RETAIL**

BEING A PORTION OF THE  
SAMUEL KING SURVEY, ABSTRACT NO. 131,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER SP2019-023  
1 LOT 2.246 ACRES

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**EASEMENT LINE TABLE**

LINE	BEARING	DIST
L1	N48°59'09"E	9.99'
L2	N75°49'41"E	89.21'
L3	N44°56'06"E	50.39'
L4	N68°49'52"E	59.91'
L5	N75°50'22"E	31.98'
L6	N48°49'21"E	29.81'
L7	N75°55'34"E	78.69'
L8	N68°35'10"E	31.34'
L9	N56°51'52"E	40.08'
L10	N62°01'49"E	24.94'
L11	N03°59'09"E	34.59'
L12	S86°00'51"E	15.00'
L13	S03°59'09"W	34.59'
L14	S03°59'09"W	26.03'
L15	N03°59'09"E	11.03'
L16	N86°00'51"W	15.00'

SAMUEL KING SURVEY  
ABSTRACT NO. 131

JOHN H. B. JONES SURVEY  
ABSTRACT NO. 124

PECAN VALLEY DR  
(50' RIGHT-OF-WAY)  
CAB. G, PG. 281  
P.R.R.C.T.

LOT 1, BLOCK B  
NORTH LAKESHORE VALLEY  
CAB. G, PG. 281  
P.R.R.C.T.

STATE OF TEXAS  
VOL. 32, PG. 525  
D.R.R.C.T.

APPROX. LOCATION  
SURVEY LINE

POINT FROM WHICH A  
TXDOT ALUM CAP FND  
BEARS N26°16'31"E, 0.48'

$N18^{\circ}54'05''W$   
37.43'

POINT FROM WHICH A  
1/2" IRF "STOVALL"  
BEARS S48°22'57"E, 0.31'

1/2" IRF  
"STOVALL"  
(CM)

PRESCRIPTIVE  
RIGHT-OF-WAY

20' SANITARY SEWER EASEMENT  
VOL. 358, PG. 62  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, LLC  
VOL. 4411, PG. 290  
D.R.R.C.T.

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

15' WATER LINE EASEMENT  
VOL. 197, PG. 526  
VOL. 197, PG. 529  
VOL. 197, PG. 532  
D.R.R.C.T.

DRAINAGE EASEMENT  
VOL. 5162, PG. 182  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, L.L.C.  
VOL. 4247, PG. 95  
D.R.R.C.T.

QUAIL RUN RD  
(30' RIGHT-OF-WAY)  
CAB. G, PG. 281  
P.R.R.C.T.

WATER EASEMENT  
VOL. 5368, PG. 28  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

SIDEWALK EASEMENT  
VOL. 5368, PG. 8  
D.R.R.C.T.

DRAINAGE EASEMENT  
BY THIS PLAT

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

20' UTILITY EASEMENT  
VOL. 360, PG. 314  
D.R.R.C.T.

SANITARY SEWER EASEMENT  
INST. NO. 20170000008543  
O.P.R.R.C.T.

WATER EASEMENT  
VOL. 5368, PG. 43  
D.R.R.C.T.

$S43^{\circ}35'00''W$   
110.62'

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

15' WATER LINE EASEMENT  
VOL. 197, PG. 526  
VOL. 197, PG. 529  
VOL. 197, PG. 532  
D.R.R.C.T.

VISIBILITY &  
SIDEWALK EASEMENT  
VOL. 5368, PG. 38  
D.R.R.C.T.

$L=88.33'$   
 $R=275.00'$   
 $D=18^{\circ}24'13''$   
 $CH=S71^{\circ}24'37''W$   
 $CL=87.95'$

5/8" IRF  
(CM)

5/8" IRF  
(CM)

POINT FROM WHICH A  
TXDOT ALUM CAP FND  
BEARS N26°16'31"E, 0.48'

$N18^{\circ}54'05''W$   
37.43'

POINT FROM WHICH A  
1/2" IRF "STOVALL"  
BEARS S48°22'57"E, 0.31'

1/2" IRF  
"STOVALL"  
(CM)

PRESCRIPTIVE  
RIGHT-OF-WAY

20' SANITARY SEWER EASEMENT  
VOL. 358, PG. 62  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, LLC  
VOL. 4411, PG. 290  
D.R.R.C.T.

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

15' WATER LINE EASEMENT  
VOL. 197, PG. 526  
VOL. 197, PG. 529  
VOL. 197, PG. 532  
D.R.R.C.T.

DRAINAGE EASEMENT  
VOL. 5162, PG. 182  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, L.L.C.  
VOL. 4247, PG. 95  
D.R.R.C.T.

QUAIL RUN RD  
(30' RIGHT-OF-WAY)  
CAB. G, PG. 281  
P.R.R.C.T.

WATER EASEMENT  
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D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

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VOL. 5368, PG. 8  
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5/8" IRF  
(CM)

5/8" IRF  
(CM)

POINT FROM WHICH A  
TXDOT ALUM CAP FND  
BEARS N26°16'31"E, 0.48'

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