



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-027

**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 TBD

SUBDIVISION ABS 0080, WW Ford Survey LOT Tract 17-5 BLOCK TBD

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

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

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

**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 <u>Rockwall 205 Investors LLC</u>	<input checked="" type="checkbox"/> APPLICANT <u>The Dimension Group</u>
CONTACT PERSON <u>Russell Phillips</u>	CONTACT PERSON <u>Keaton Mai</u>
ADDRESS <u>1 Candlelite Trail</u>	ADDRESS <u>10755 Sandhill Rd</u>
CITY, STATE & ZIP <u>Heath, TX 75032</u>	CITY, STATE & ZIP <u>Dallas, TX 75238</u>
PHONE <u>469-446-7734</u>	PHONE <u>214-600-1152</u>
E-MAIL <u>rphil404@aol.com</u>	E-MAIL <u>kmai@dimensiongroup.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

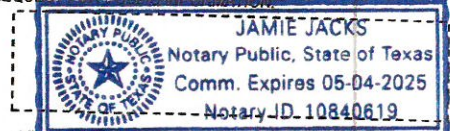
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 717.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE MAY 14 DAY OF 2021. BY SIGNING THIS APPLICATION, 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."

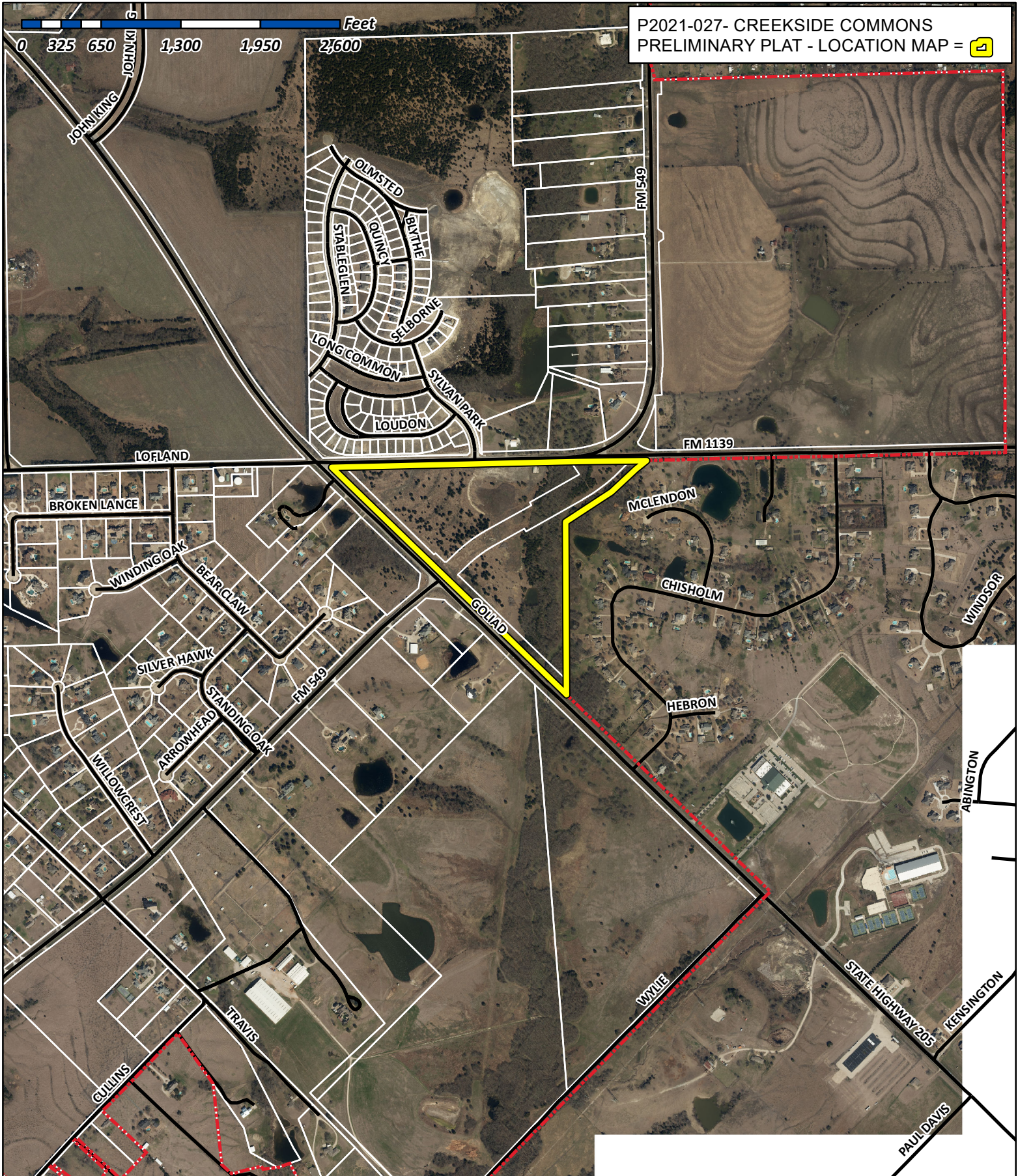
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021

OWNER'S SIGNATURE

*Russell Phillips*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





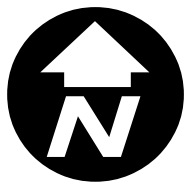
P2021-027- CREEKSIDE COMMONS  
 PRELIMINARY PLAT - LOCATION MAP =



# 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.





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
- MINOR/AMENDING PLAT.
- MASTER PLAT.
- PRELIMINARY PLAT.
- FINAL PLAT.
- REPLAT.
- VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

## Case Type:

- Minor/Amending Plat  
 Final Plat  
 Master Plat  
 Replat  
 Preliminary Plat  
 Vacation Plat

Case Number

Reviewed By:

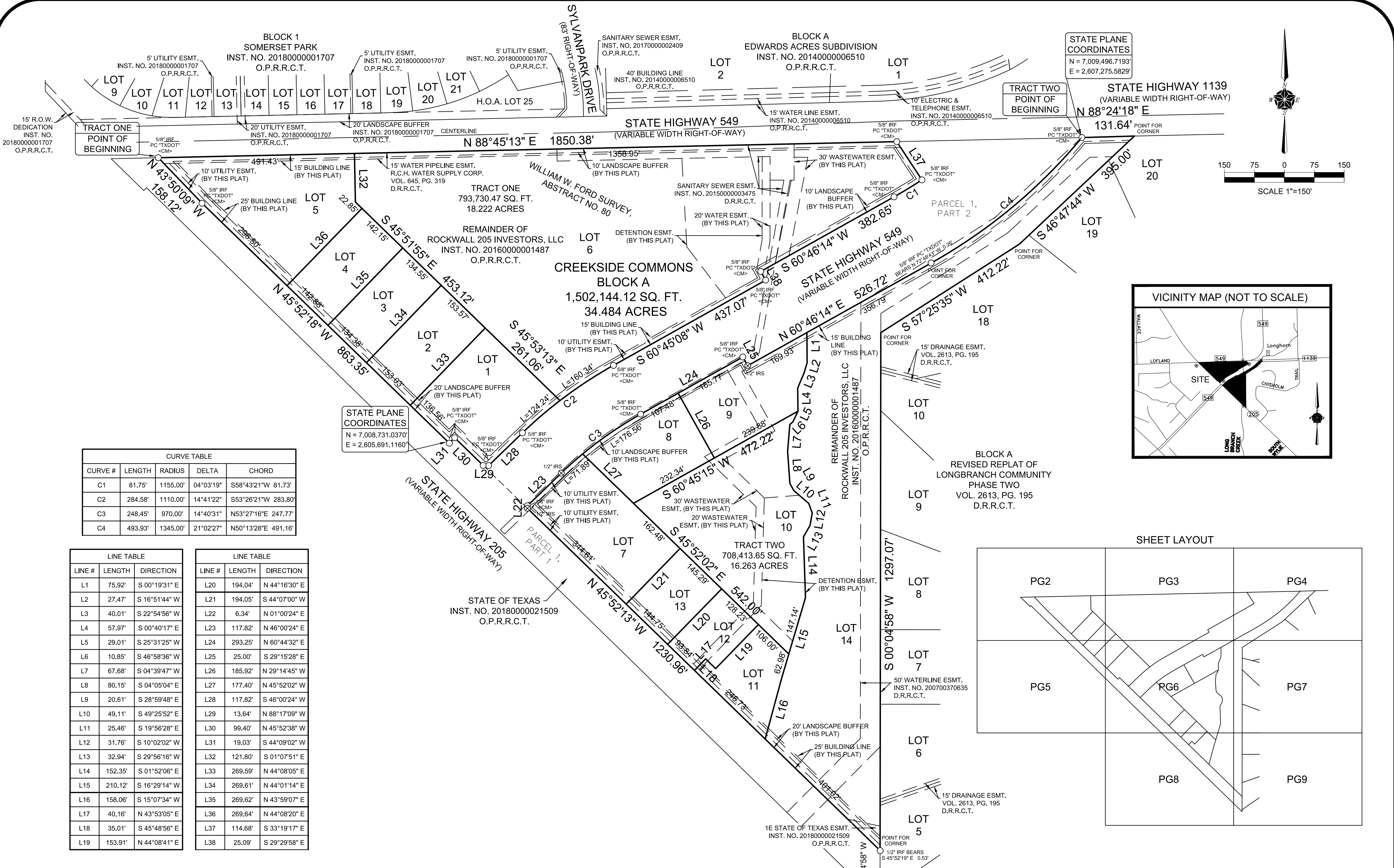
Review Date:

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

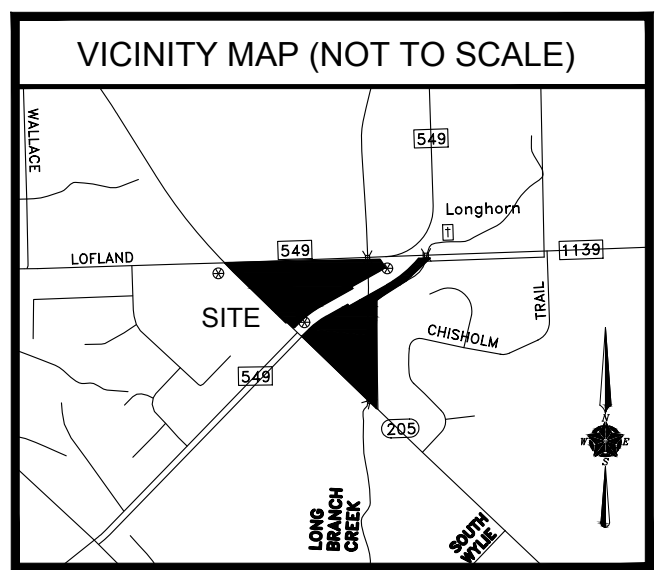
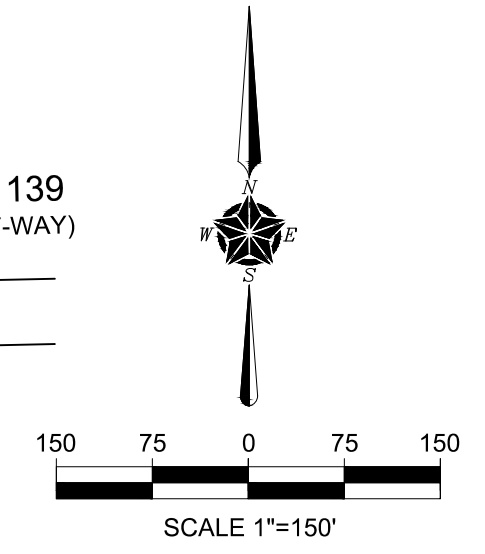
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



STATE PLANE COORDINATES  
 N = 7,009,496.7193'  
 E = 2,607,275.5829'



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	40.16'	N 43°53'05" E
L18	35.01'	S 45°48'56" E
L19	153.91'	N 44°08'41" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L20	194.04'	N 44°16'30" E
L21	194.05'	S 44°07'00" W
L22	6.34'	N 01°00'24" E
L23	117.82'	N 46°00'24" E
L24	293.25'	N 60°44'32" E
L25	25.00'	S 29°15'28" E
L26	185.92'	N 29°14'45" W
L27	177.40'	N 45°52'02" W
L28	117.82'	S 46°00'24" W
L29	13.64'	N 88°17'09" W
L30	99.40'	N 45°52'38" W
L31	19.03'	S 44°09'02" W
L32	121.80'	S 01°07'51" E
L33	269.59'	N 44°08'05" E
L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

LEGEND:  
 IRF IRON ROD FOUND  
 PC "TXDOT" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"  
 IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"  
 <CM> CONTROLLING MONUMENT  
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
 VOL., PG. VOLUME, PAGE  
 ESMT. EASEMENT  
 L= LENGTH

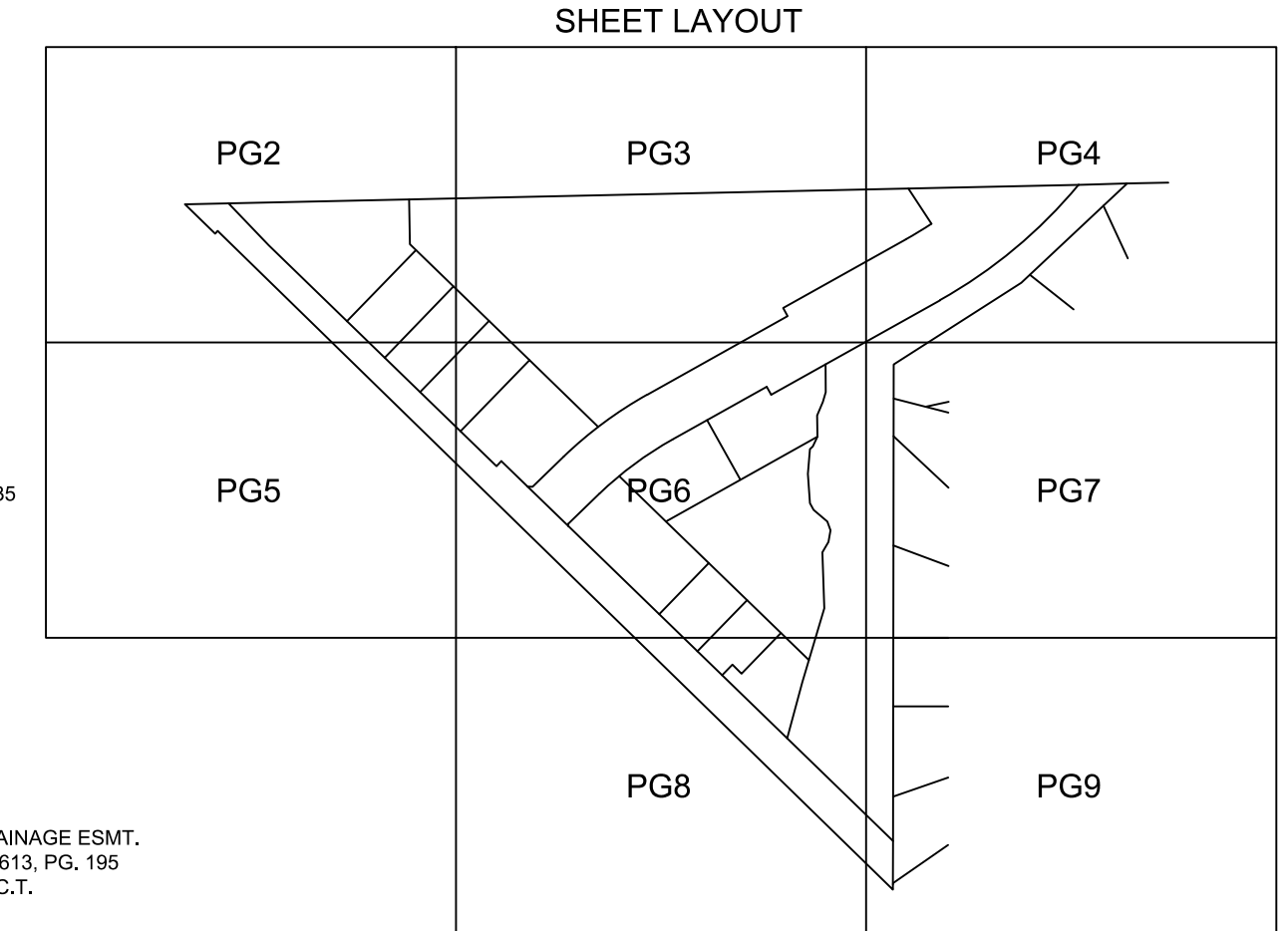
ENGINEER  
 THE DIMENSION GROUP  
 10755 SANDILL ROAD  
 DALLAS, TEXAS 75238  
 attn: KEATON MAI

OWNER  
 ROCKWALL 205 INVESTORS, LLC  
 1 CANDLELITE TRAIL  
 HEATH, TEXAS 75032

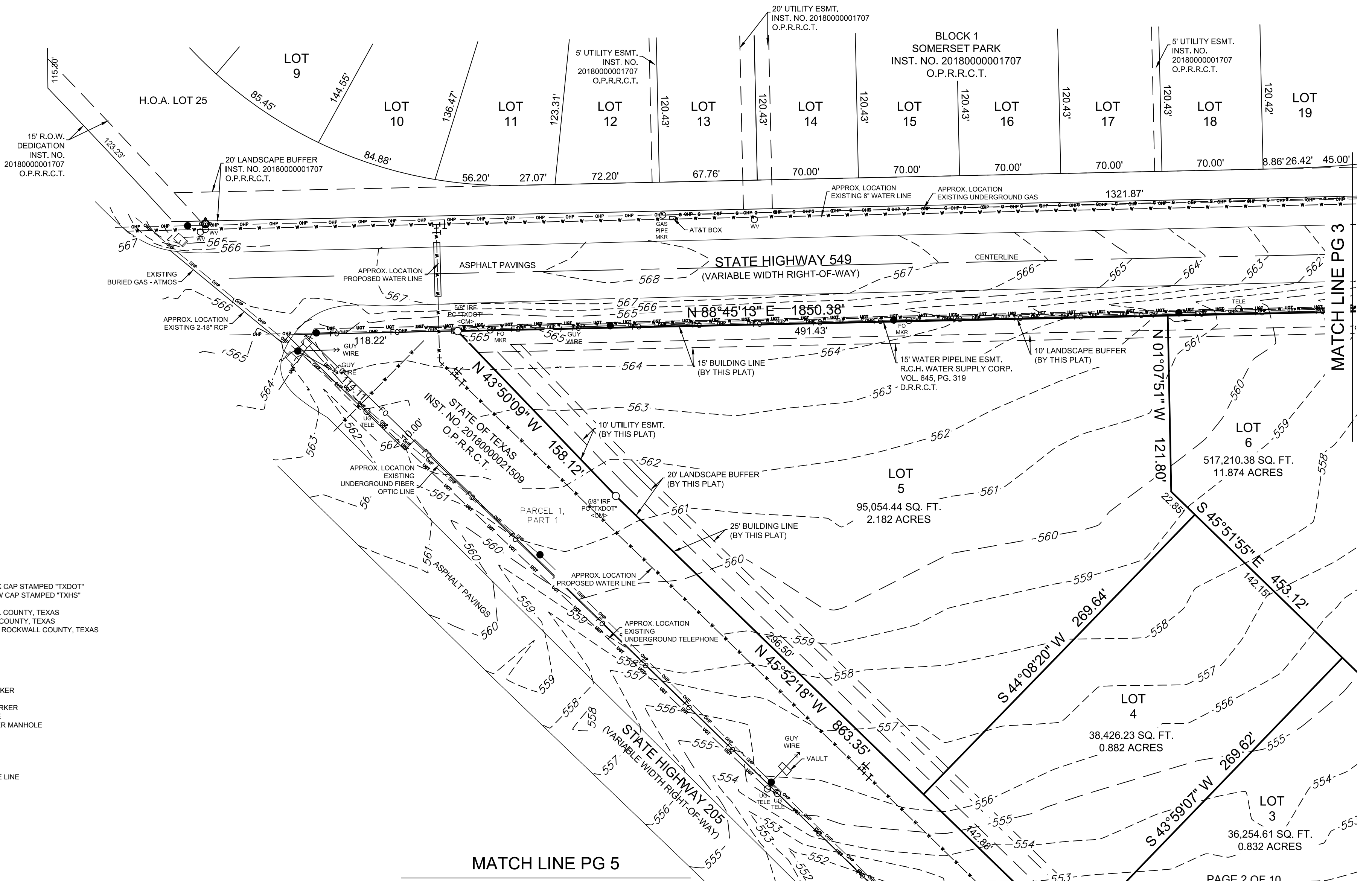
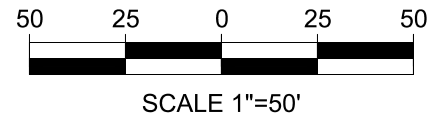


**TEXAS HERITAGE SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm No. 10169300



PRELIMINARY PLAT  
**CREEKSIDE COMMONS**  
 LOTS 1-14, BLOCK A  
 BEING TRACTS OF LAND SITUATED IN THE  
 WILLIAM W. FORD SURVEY, ABSTRACT NO. 80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 1,502,144.12 SQUARE FEET / 34.484 ACRES  
 CASE NO.

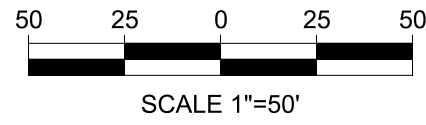


LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WV	WATER VALVE
GV	GAS VALVE
FO MKR	FIBER OPTIC MARKER
UGC MKR	UNDERGROUND CABLE MARKER
TELE	TELEPHONE PEDESTAL
CPM	CATHODIC PROTECTION MARKER
SAN. SEW.	SANITARY SEWER MANHOLE
PROPOSED SAN. SEW. MANHOLE	PROPOSED SANITARY SEWER MANHOLE
POW. POLE	POWER POLE
FIRE HYDRANT	FIRE HYDRANT
GAS METER	GAS METER
GUARD RAIL	GUARD RAIL
OHP	OVERHEAD POWER LINE
UGT	UNDERGROUND TELEPHONE LINE
FO	FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
CONCRETE PAVING	CONCRETE PAVING

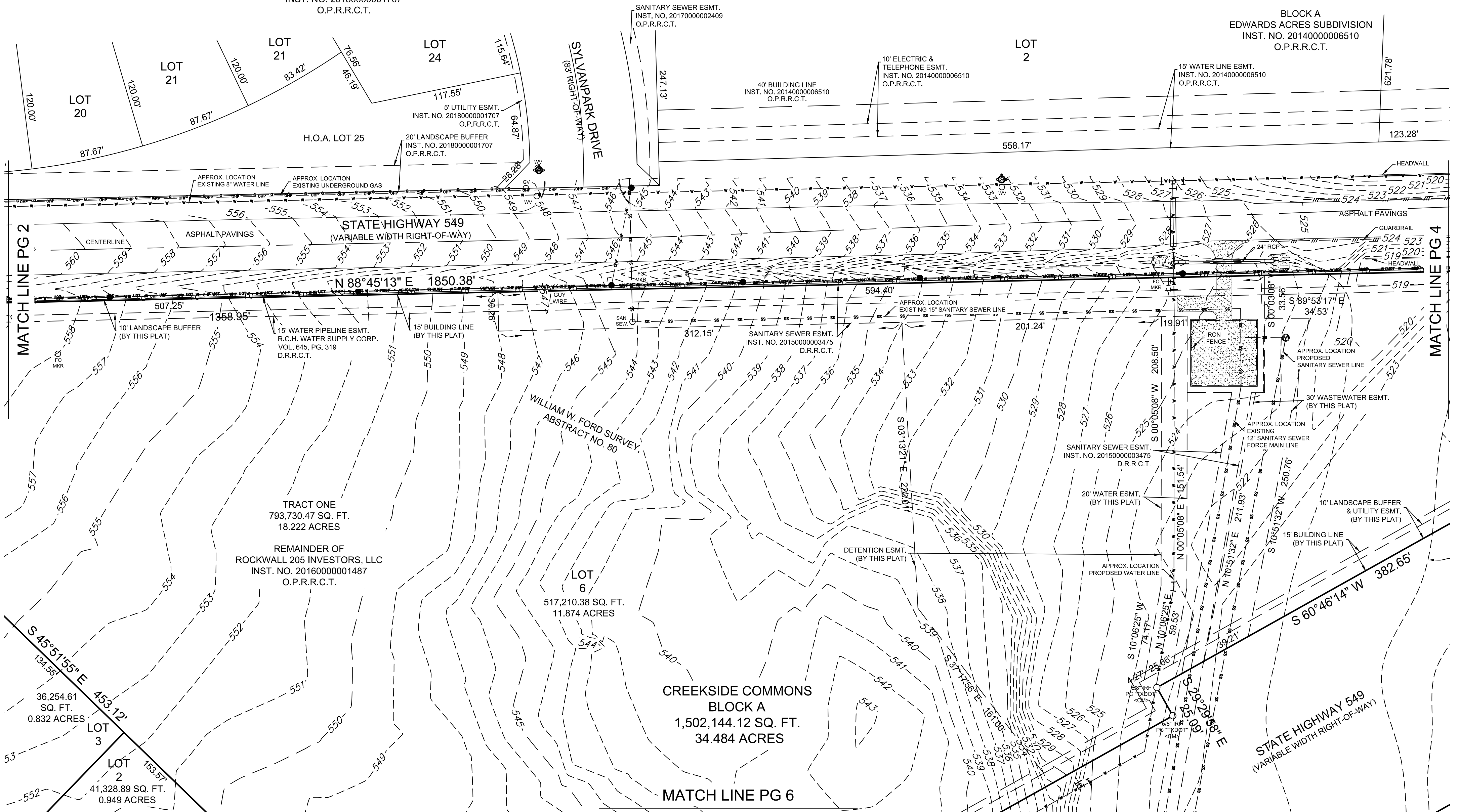
MATCH LINE PG 5





BLOCK 1  
SOMERSET PARK  
INST. NO. 2018000001707  
O.P.R.R.C.T.

BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 20140000006510  
O.P.R.R.C.T.

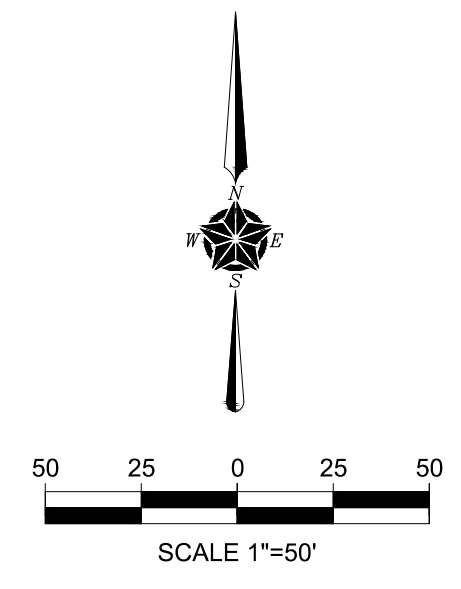


MATCH LINE PG 2

MATCH LINE PG 4

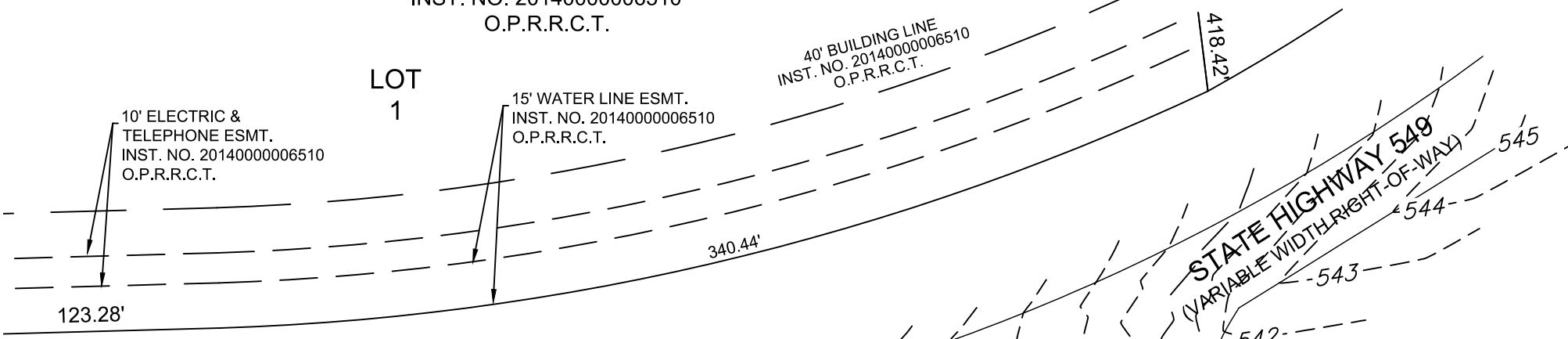
MATCH LINE PG 6

STATE HIGHWAY 549  
(VARIABLE WIDTH RIGHT-OF-WAY)

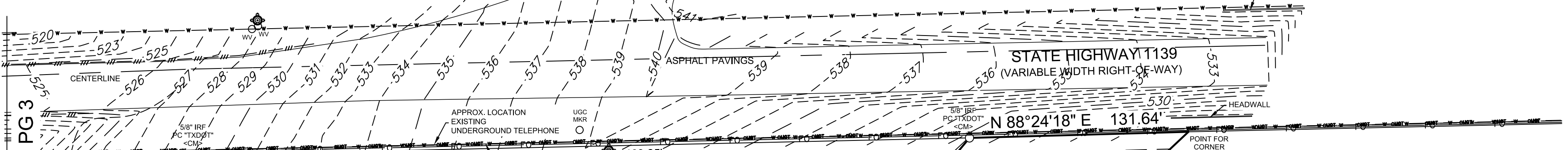


BLOCK A  
EDWARDS ACRES SUBDIVISION  
INST. NO. 2014000006510  
O.P.R.R.C.T.

LOT 1



STATE HIGHWAY 549  
(VARIABLE WIDTH RIGHT-OF-WAY)



MATCH LINE PG 3

15' BUILDING LINE (BY THIS PLAT)  
15' WATER PIPELINE ESMT.  
R.C.H. WATER SUPPLY CORP.  
VOL. 645, PG. 319  
D.R.R.C.T.

517,210.38 SQ. FT.  
LOT 6  
11.874 ACRES

10' LANDSCAPE BUFFER & UTILITY ESMT. (BY THIS PLAT)

15' BUILDING LINE (BY THIS PLAT)

$L=81.75'$   $R=1155.00'$   
 $\Delta=4^{\circ}03'19''$   
 $CH=S58^{\circ}43'21''W 81.73'$

PARCEL 1,  
PART 2

$CH=N50^{\circ}13'28''E 491.16'$   
 $\Delta=2^{\circ}02'27''$   
 $L=493.93'$   $R=1345.00'$

LOT 14

326,865.77 SQ. FT.  
LOT 14  
7.504 ACRES

50' WATERLINE ESMT.  
INST. NO. 200700370635  
D.R.R.C.T.

LOT 19

BLOCK A  
REVISED REPLAT OF  
LONGBRANCH COMMUNITY  
PHASE TWO  
VOL. 2613, PG. 195  
D.R.R.C.T.

STATE HIGHWAY 549  
(VARIABLE WIDTH RIGHT-OF-WAY)

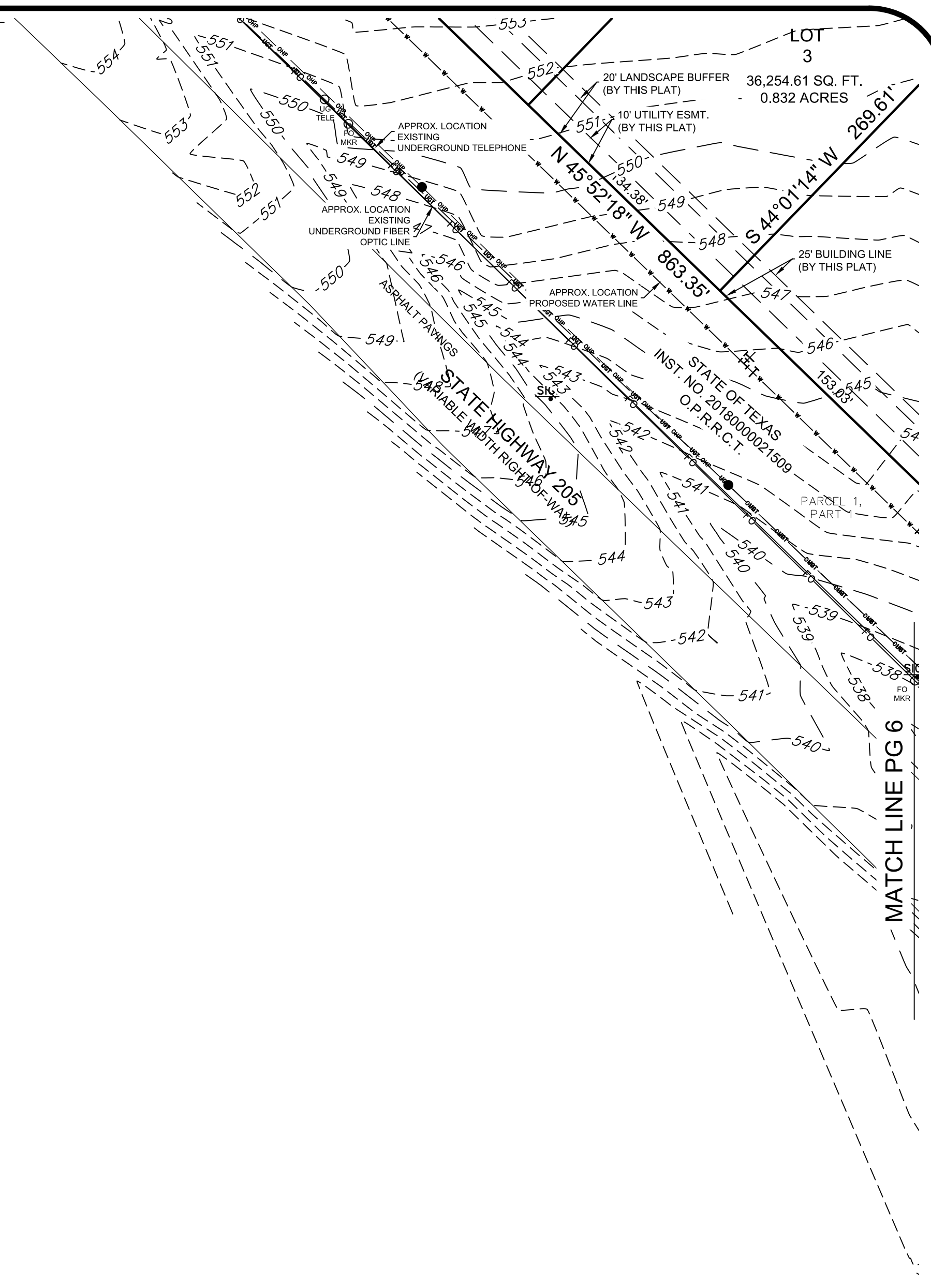
N 60°46'14" E 526.72'  
356.79'

S 57°25'35" W 412.22'

LOT 18

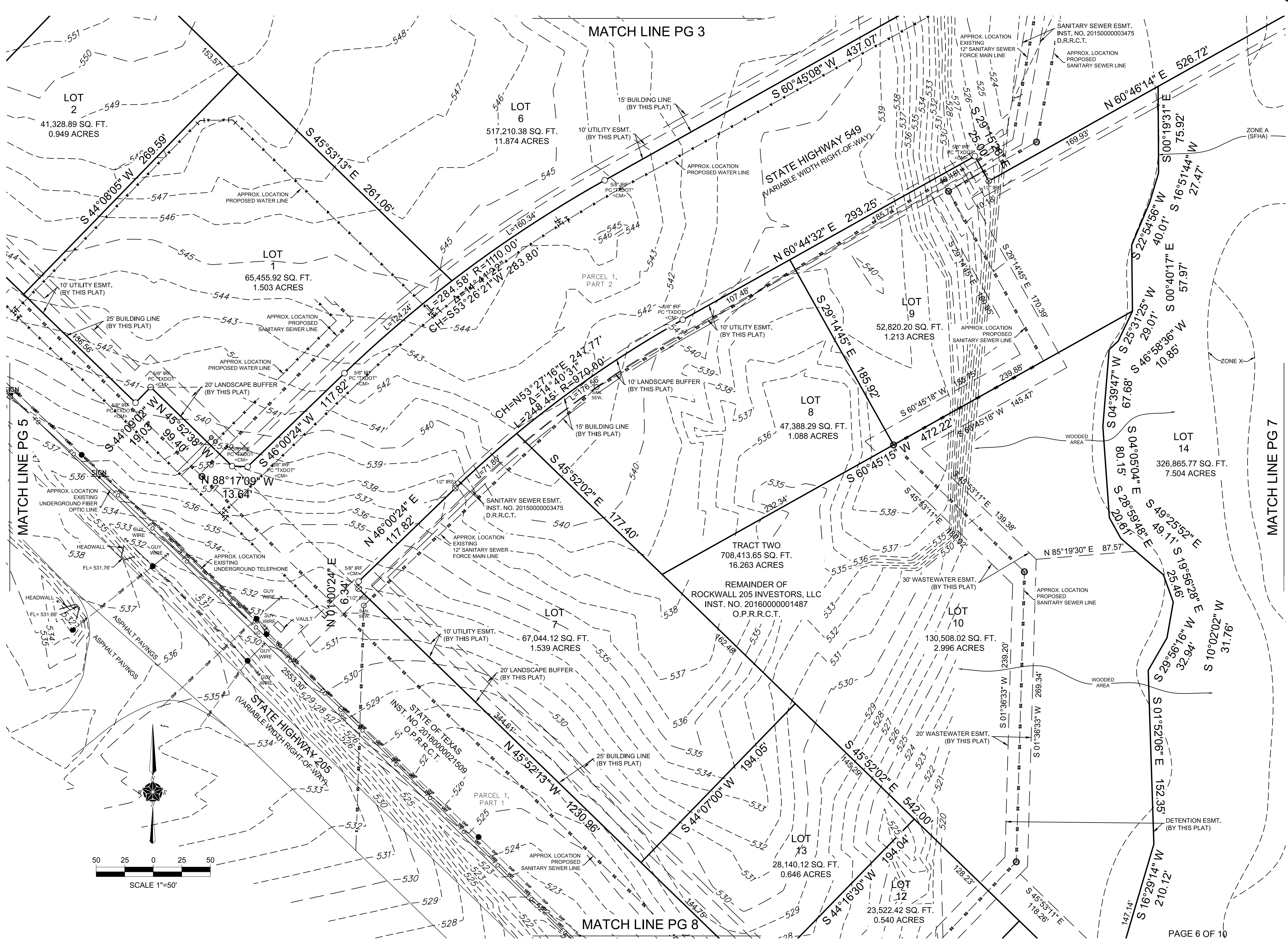
MATCH LINE PG 7

MATCH LINE PG 2



MATCH LINE PG 6

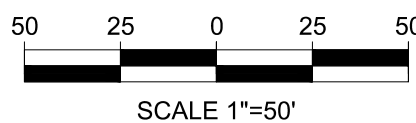
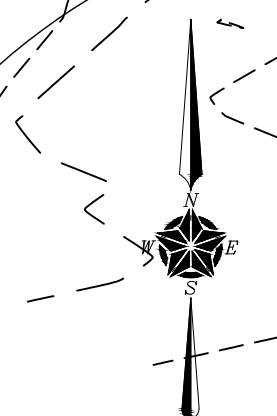
MATCH LINE PG 3



MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8



MATCH LINE PG 4

LOT 18

POINT FOR CORNER

ZONE A (SFHA)

534.15'  
154.00'

15' DRAINAGE ESMT.  
VOL. 2613, PG. 195  
D.R.R.C.T.

LOT 10

545.12'

50' WATERLINE ESMT.  
INST. NO. 200700370635  
D.R.R.C.T.

MATCH LINE PG 6

LOT 14

326,865.77 SQ. FT.  
7.504 ACRES

LOT 9

BLOCK A  
REVISED REPLAT OF  
LONGBRANCH COMMUNITY  
PHASE TWO  
VOL. 2613, PG. 195  
D.R.R.C.T.

385.53'

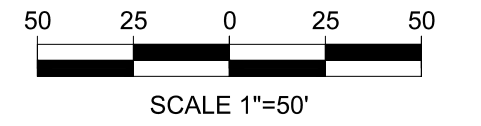
APPROX. LOCATION  
EXISTING  
84" INT. W/D  
WATER LINE

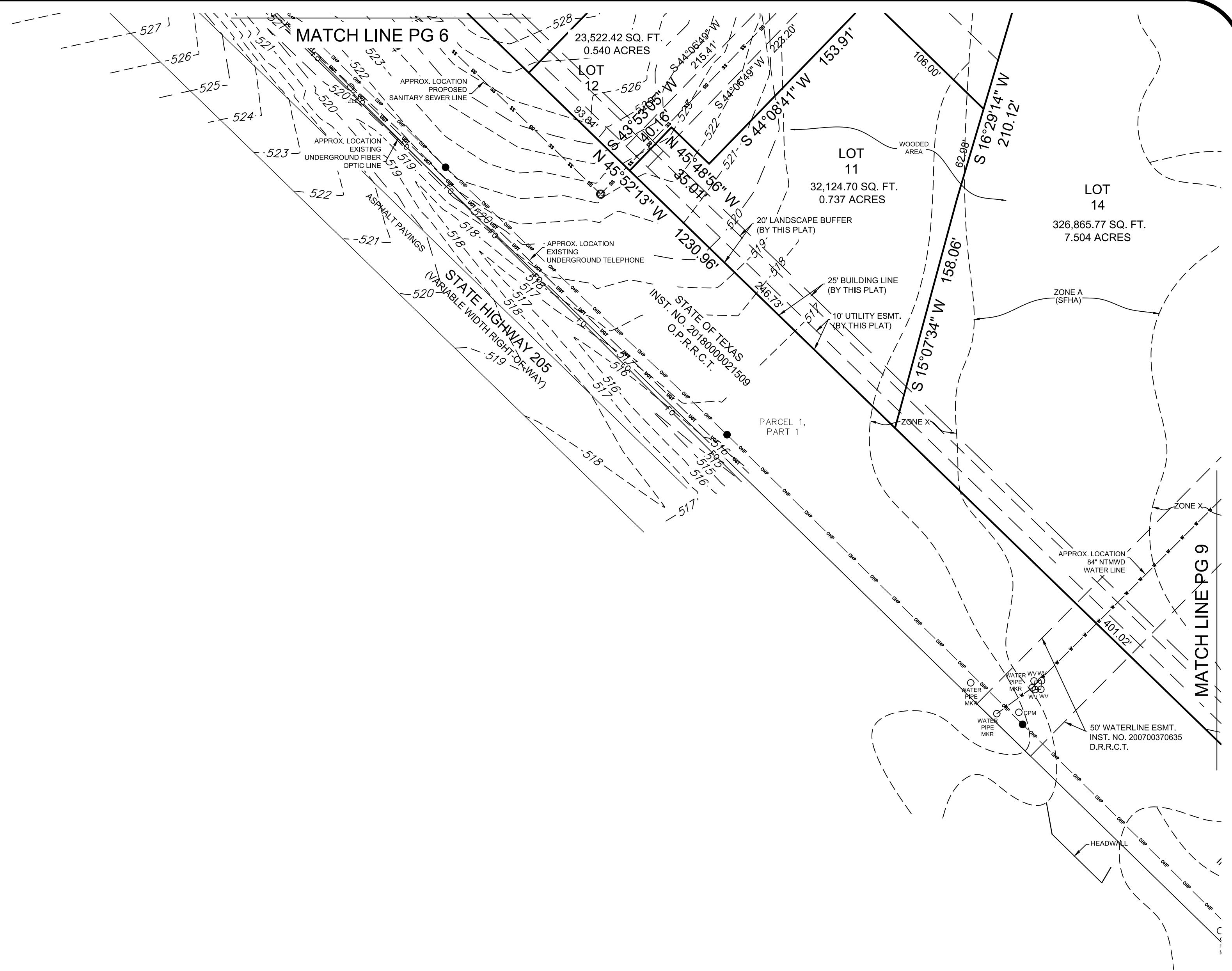
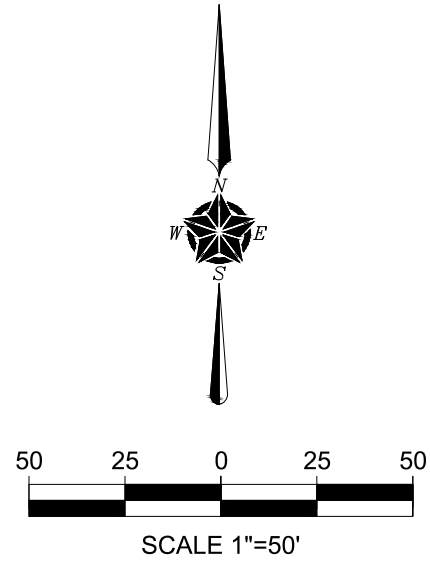
LOT 8

S 00°04'58" W 1297.07'

350.00'

MATCH LINE PG 9





MATCH LINE PG 7

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

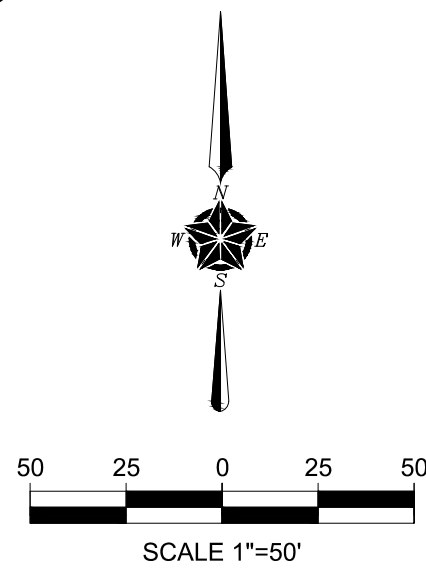
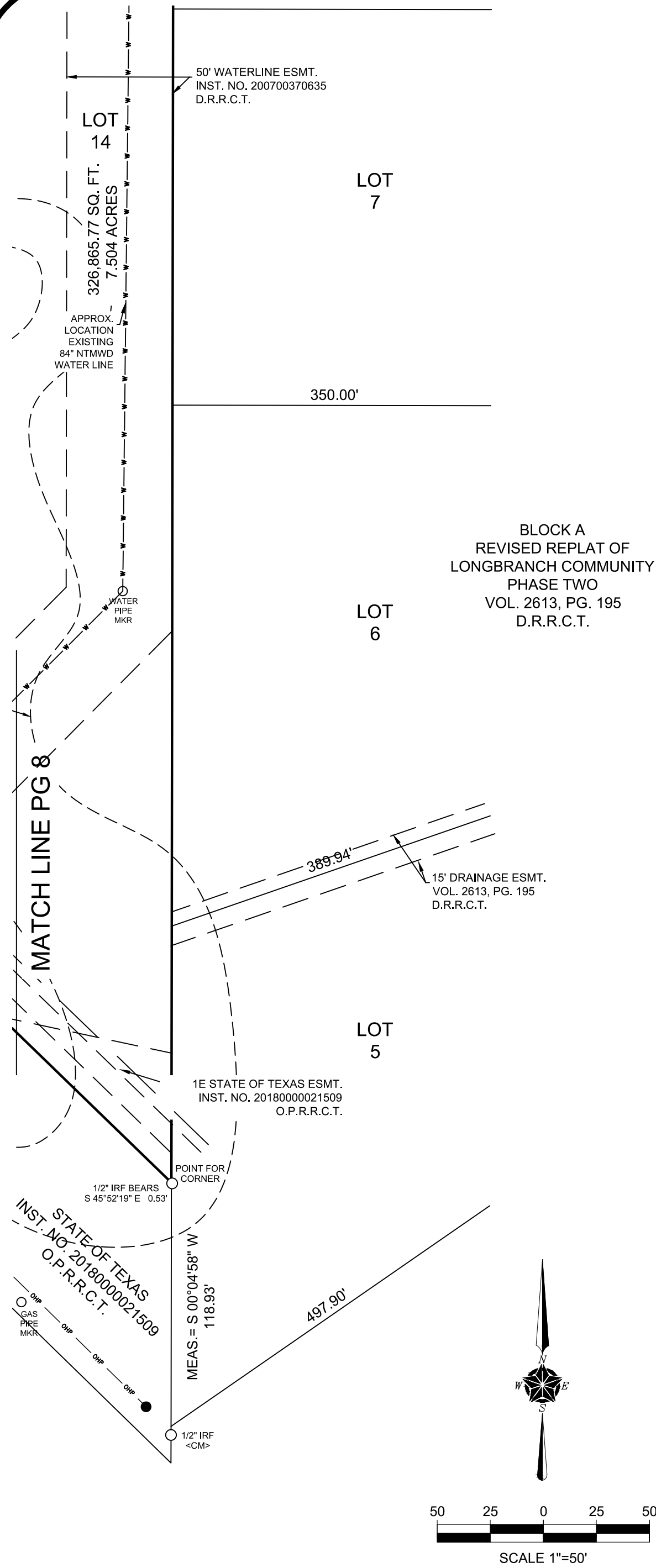
3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.  
N= 7,018,063.113; E= 2,609,533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.  
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District



SURVEYOR

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

PRELIMINARY PLAT  
**CREEKSIDE COMMONS**  
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO.

PAGE 9 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 2018000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a point for corner, said point being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a point for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a point for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS 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 CREEKSIDE COMMONS 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 purposes 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

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 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 I may have as a result of the dedication of exactions made herein.

Rockwall 205 Investors, LLC

Justin Webb  
Manager

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/13/2021)

Gary E. Johnson, R.P.L.S. No. 5299

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 \_\_\_\_\_, 2021.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

**PRELIMINARY PLAT**  
**CREEKSIDE COMMONS**  
**LOTS 1-14, BLOCK A**  
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO.

PAGE 10 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 40' / DRAWN: JACOB

ENGINEER  
THE DIMENSION GROUP  
10755 SANDILL ROAD  
DALLAS, TEXAS 75238  
attn: KEATON MAI

OWNER  
ROCKWALL 205 INVESTORS, LLC  
1 CANDLELITE TRAIL  
HEATH, TEXAS 75032



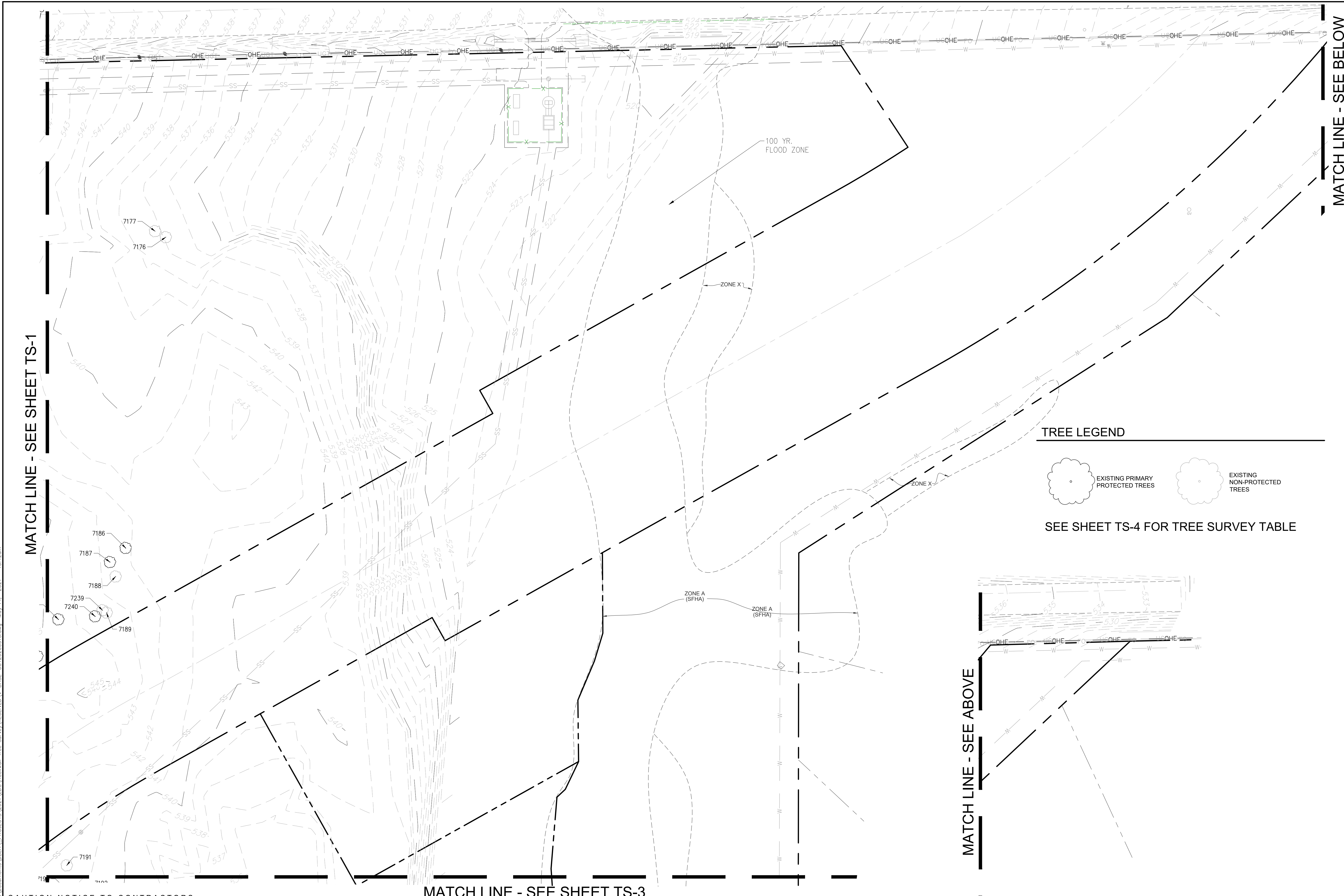









[CAD: 2002727-2.dwg] [CAD: 2002727-2-OUT-05-12-21.dwg] [24x3618-OUT-05-05-21.dwg] [24x3618-OUT-05-05-21.dwg]  
 Drawing name: C:\Users\jbray\Documents\DLA\PROJECTS\2021\EDD\Rockwall\_Tree\_Survey\RECEIVED\_V-BASE-OUT20200513.dwg, May 14, 2021, - 10:12:00



**CAUTION NOTICE TO CONTRACTORS**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.




MATCH LINE - SEE BELOW



ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING  
 5600 S. GARDNER ROAD, SUITE 200, ROCKWALL, TEXAS 75087  
 TEL: 714.582.3182 WWW.DIMENSIONGROUP.COM



EVERGREEN DESIGN GROUP  
 (800) 808-6630  
 15455 Dallas Pkwy, Ste. 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com



REGISTERED LANDSCAPE ARCHITECT  
 R. BRANTLEY  
 STATE OF TEXAS  
 3423  
 05/14/2021

SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RIGHTS RESERVED. INCLUDING COPYRIGHT, THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

#	DATE	REVISION DESCRIPTION	BY

project no.	200-672	drawn by	
date	5/14/2021 - 10:12 am	designed by	
dwg.	V-BASE-OUT20200513.dwg	approved by	

TREE SURVEY PLAN  
 CREEKSIDE COMMONS  
 NWC STATE HIGHWAY 205 & FM 549  
 ROCKWALL, TEXAS

SHEET  
**TS-2**





# Parcel Map Check Report

**Client:**

Tract One  
Creekside Commons  
2002727-2

Date: 5/13/2021 4:12:29 PM

**Prepared by:**

Jacob  
Texas Heritage Surveying  
10610 Metric Drive

---

Parcel Name: Boundary - AVAT\_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line  
Course: S60°45'08"W Length: 437.07'  
North: 7,008,925.9704' East: 2,606,102.0750'

Segment# 7: Curve  
Length: 284.58' Radius: 1,110.00'  
Delta: 14°41'22" Tangent: 143.08'  
Chord: 283.80' Course: S53°26'21"W  
Course In: S29°12'58"E Course Out: N43°54'20"W  
RP North: 7,007,957.1764' East: 2,606,643.8673'  
End North: 7,008,756.9160' East: 2,605,874.1170'

Segment# 8: Line  
Course: S46°00'24"W Length: 117.82'  
North: 7,008,675.0820' East: 2,605,789.3560'

Segment# 9: Line  
Course: N88°17'09"W Length: 13.64'  
North: 7,008,675.4900' East: 2,605,775.7220'

Segment# 10: Line  
Course: N45°52'38"W Length: 99.40'  
North: 7,008,744.6900' East: 2,605,704.3700'

Segment# 11: Line  
Course: S44°09'02"W Length: 19.03'  
North: 7,008,731.0370' East: 2,605,691.1160'

Segment# 12: Line  
Course: N45°52'18"W Length: 863.35'  
North: 7,009,332.1582' East: 2,605,071.4194'

Segment# 13: Line  
Course: N43°50'09"W Length: 158.12'  
North: 7,009,446.2141' East: 2,604,961.9068'

Perimeter: 4,447.54' Area: 793,730.47Sq.Ft.  
Error Closure: 0.0088 Course: S87°24'24"W



Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

# Parcel Map Check Report

**Client:**

Tract Two  
Creekside Commons  
2002727-2

Date: 5/13/2021 4:13:48 PM

**Prepared by:**

Jacob  
Texas Heritage Surveying  
10610 Metric Drive

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Parcel Name: Boundary - AVAT\_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E Length: 131.64'  
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W Length: 395.00'  
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W Length: 412.22'  
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W Length: 1,297.07'  
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W Length: 1,230.96'  
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E Length: 6.34'  
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line  
Course: N46°00'24"E Length: 117.82'  
North: 7,008,656.2329' East: 2,605,971.3346'

Segment# 8: Curve  
Length: 248.45' Radius: 970.00'  
Delta: 14°40'31" Tangent: 124.91'  
Chord: 247.77' Course: N53°27'16"E  
Course In: S43°53'00"E Course Out: N29°12'29"W  
RP North: 7,007,957.1071' East: 2,606,643.7280'  
End North: 7,008,803.7700' East: 2,606,170.3882'

Segment# 9: Line  
Course: N60°44'32"E Length: 293.25'  
North: 7,008,947.0931' East: 2,606,426.2298'

Segment# 10: Line  
Course: S29°15'28"E Length: 25.00'  
North: 7,008,925.2823' East: 2,606,438.4483'

Segment# 11: Line  
Course: N60°46'14"E Length: 526.72'  
North: 7,009,182.4849' East: 2,606,898.1012'

Segment# 12: Curve  
Length: 493.93' Radius: 1,345.00'  
Delta: 21°02'27" Tangent: 249.78'  
Chord: 491.16' Course: N50°13'28"E  
Course In: N29°15'19"W Course Out: S50°17'46"E  
RP North: 7,010,355.9354' East: 2,606,240.7933'  
End North: 7,009,496.7193' East: 2,607,275.5829'

Perimeter: 5,178.40' Area: 708,413.64Sq.Ft.  
Error Closure: 0.0063 Course: N59°52'37"W  
Error North : 0.00315 East: -0.00544

Precision 1: 821,968.25