



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-013

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retail Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

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, L.P.

APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON Christopher Zamora

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE & ZIP The Woodlands, TX 77380

CITY, STATE & ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamora@JonesCarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF March, 2022. 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."

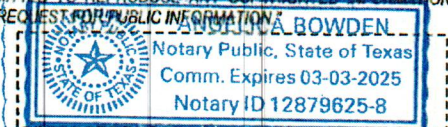
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF March, 2022

OWNER'S SIGNATURE

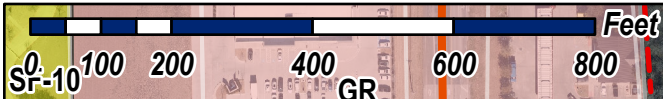
Billy J. Brice, III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

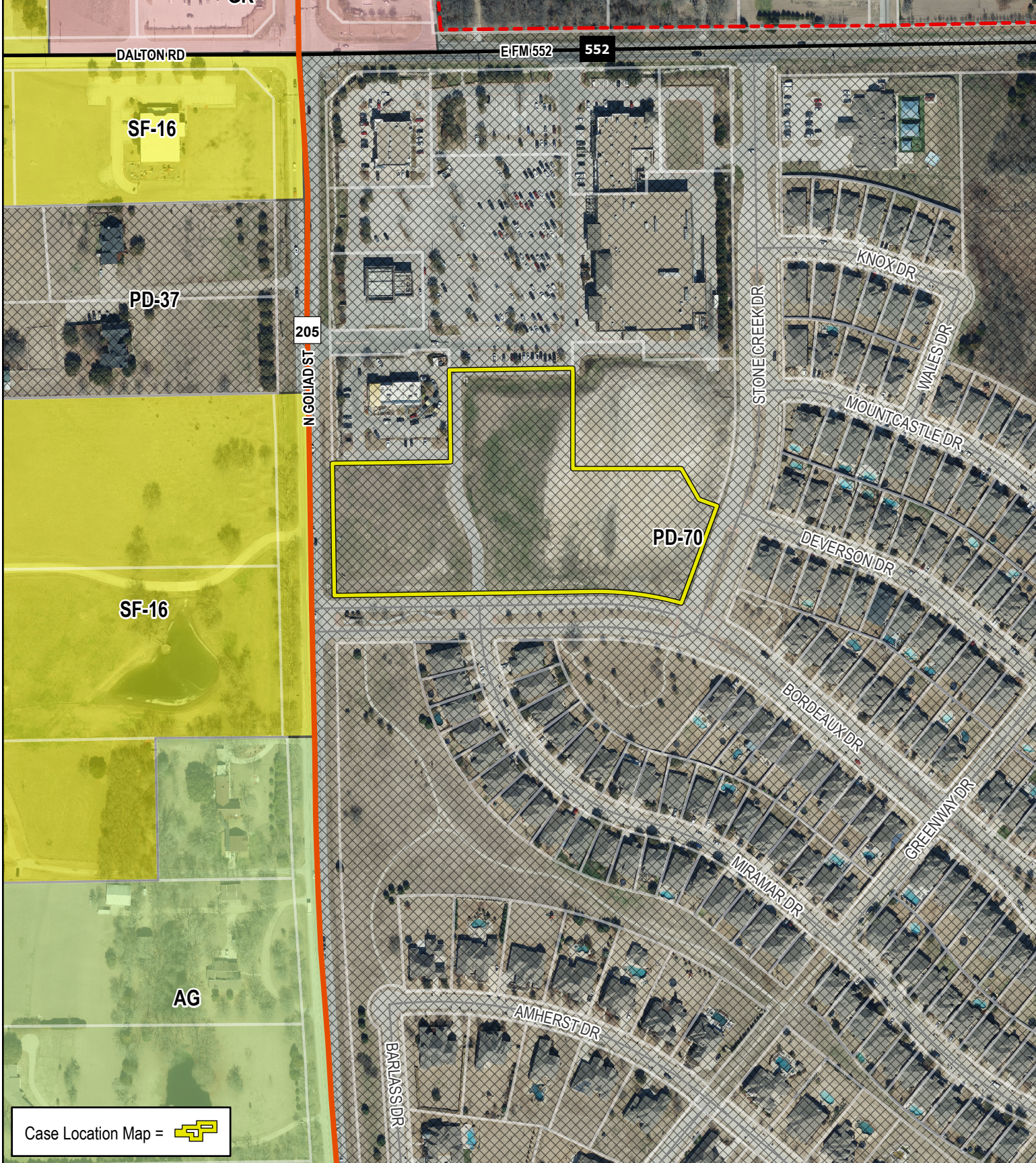
Angelica Bowden




MY COMMISSION EXPIRES 03.03.25



P2022-013: Lots 12 & 13, Block A, Stone Creek Retail Addition



Case Location Map = 

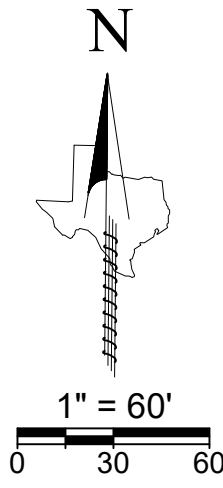


City of Rockwall

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

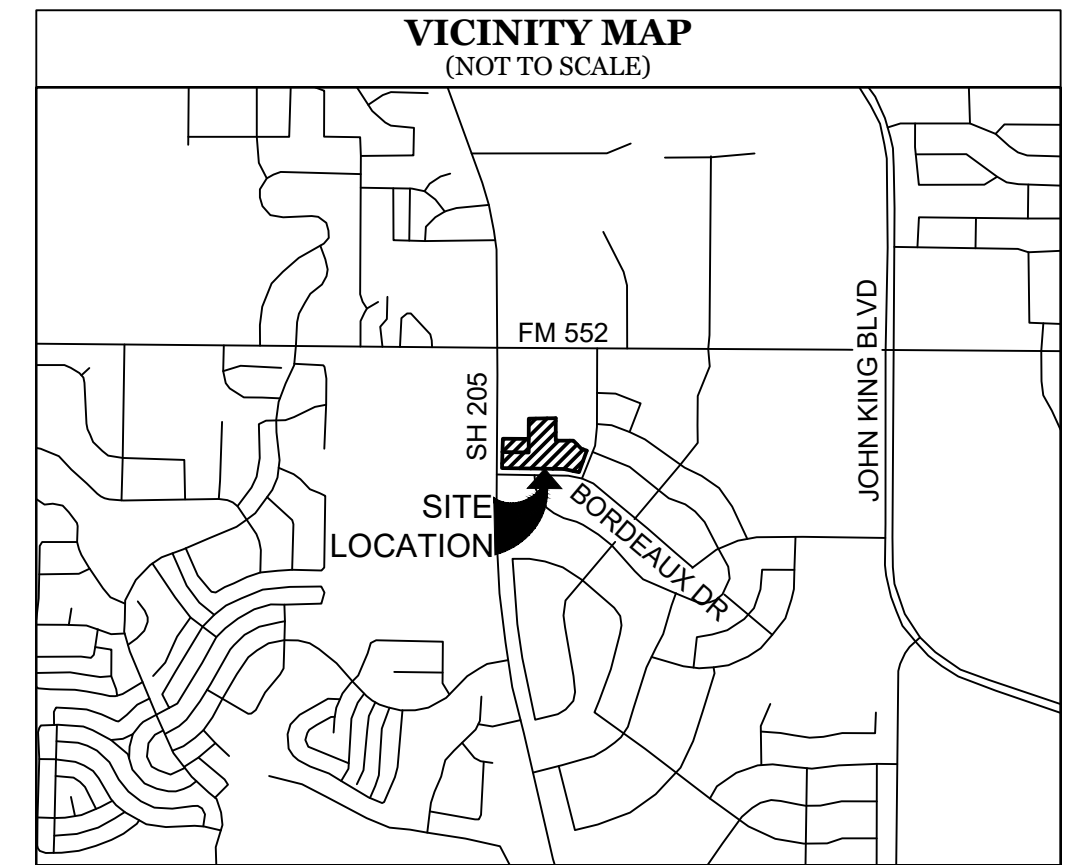
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LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'



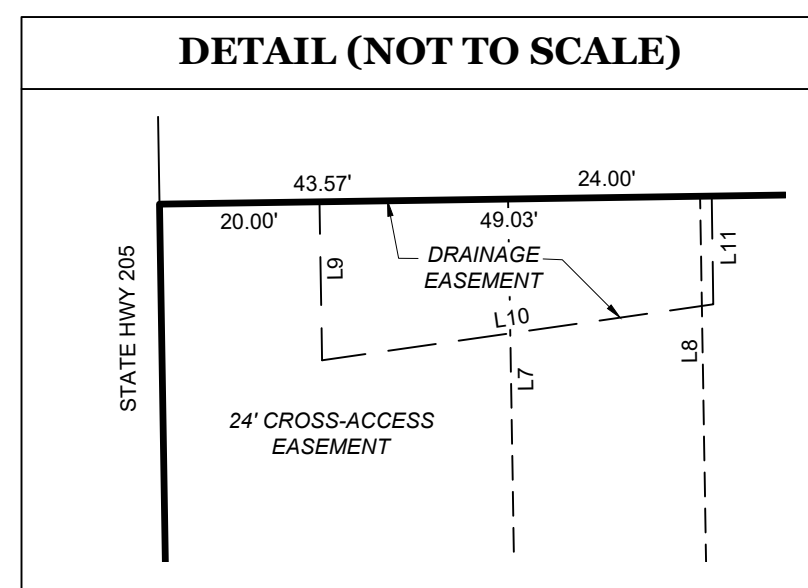
LOT 1A, DIRKWOOD ESTATES
OWNER: LIU JOHN Q AND CONNIE Q

LOT 1, BLOCK A, MASON-STEED ADDITION,
OWNER: JOHN AND CONNIE Q LIU

LOT 1, BLOCK P, STONE CREEK PHASE IIB
OWNER: MICHAEL JACKSON AND CARISSA JACKSON

LOT 1, BLOCK O, STONE CREEK PHASE IIB
OWNER: JAMES CRUSE

LOT 22, BLOCK O, STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC



STATE HIGHWAY 205
100' RIGHT-OF-WAY

BORDEAUX DRIVE
100' RIGHT-OF-WAY

STONE CREEK DRIVE
100' RIGHT-OF-WAY

DEVERSION DRIVE
50' RIGHT-OF-WAY

MEMPHIS DRIVE
50' RIGHT-OF-WAY

LOT 71, BLOCK A, STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC

LOT 1, BLOCK A, STONE CREEK PHASE 1
OWNER: SANJAY KUMAR RAJBHANDARI

LOT 17, BLOCK N, STONE CREEK PHASE 1
OWNER: RICHARD L. SHING & IVEY D. SHING

LOT 18, BLOCK N, STONE CREEK PHASE V
OWNER: ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC

LEGEND

POB = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRS = 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

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
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 11R-1 & 11R-2, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
 LOTS: 2 (PROPOSED)
 CONTAINING A TOTAL OF 5.96 ACRES
 RECORDED IN DOCUMENT NUMBER 2020000028484, O.P.R.R.C.T.,
 SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1910.030-14
Date	03/15/2022
Drafter	TAR/CF/BE

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 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 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 2020000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch 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 11;

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 11, 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 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;

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 11, 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, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 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 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

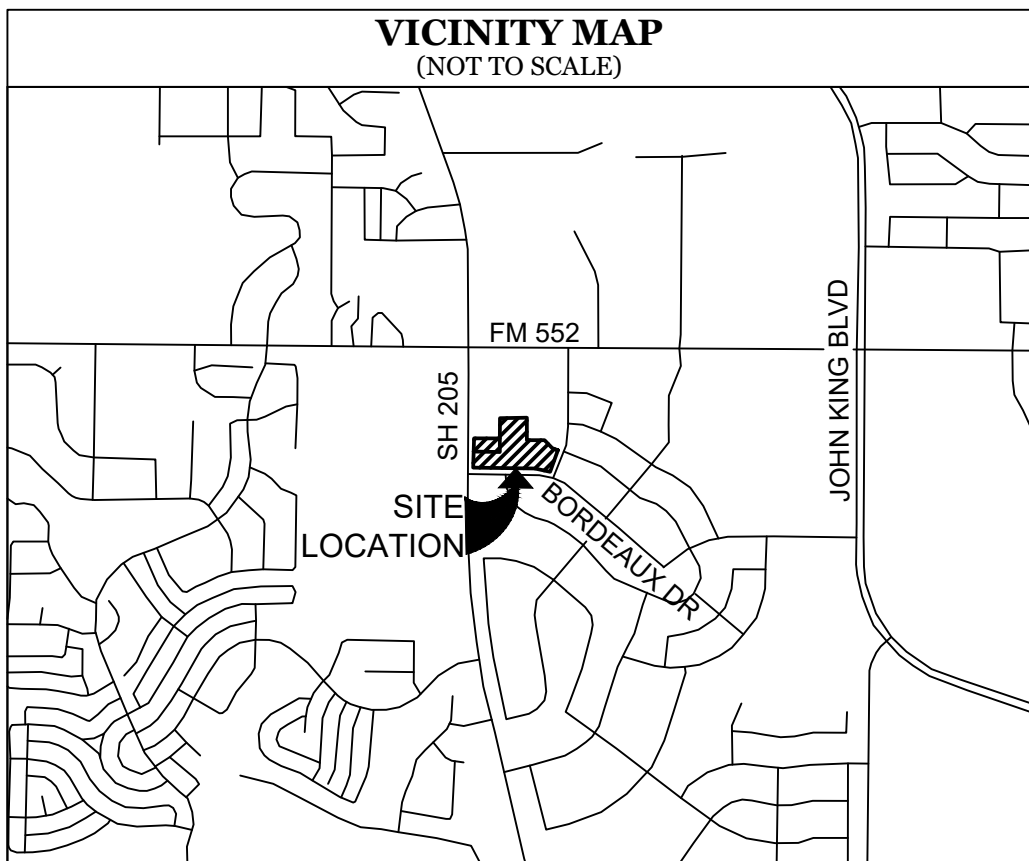
THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, 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.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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.



GENERAL NOTES	
1.)	The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating 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.

OWNER: Metroplex Acquisition Fund, L.P.

BY: _____
 Billy J. Brice, III Date

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

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.

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	_____ Date
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 _____, 2022.	
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 _____, 2022.	
_____ Mayor, City of Rockwall	_____ City Secretary, City of Rockwall
_____ City Engineer	

**REPLAT
 LOTS 11R-1 & 11R-2, BLOCK A
 STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
 LOTS: 2 (PROPOSED)
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P _____
 PAGE 2 OF 2

Project 1910.030-14	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022	
Drafter TAR/CF/BE	

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 Metroplex Acquisition Fund, L.P. 1717 Woodstead Court, Suite 202 The Woodlands, TX 77380 (855) 408-3390
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