



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-052

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 **TBD**

SUBDIVISION **Creekside Commons**

LOT **1-14** BLOCK **A**

GENERAL LOCATION **NEC of FM 549 and HWY 205, 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]

OWNER **549 Crossing LP**

APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

ADDRESS **10755 Sandhill Rd**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Dallas, TX 75238**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **214-271-4630**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

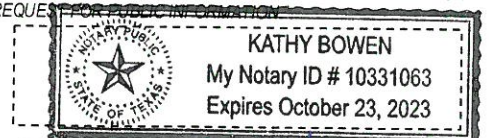
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14th DAY OF October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/23/23



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2022-052

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **TBD**

SUBDIVISION **Creekside Commons**

LOT **1-14** BLOCK **A**

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

OWNER **Rockwall 205 Investors LLC**

APPLICANT **The Dimension Group**

CONTACT PERSON **Justin Webb**

CONTACT PERSON **Keaton Mai**

ADDRESS **1 Candlelite Trail**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Heath, TX 75032**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-446-7734**

PHONE **214-600-1152**

E-MAIL **justinw@alturahomes.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

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

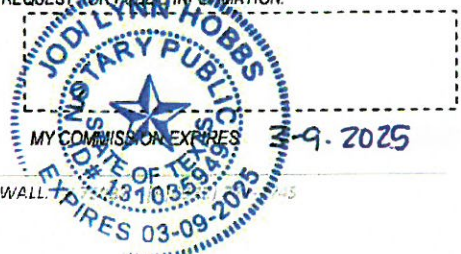
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022 BY SIGNING THIS APPLICATION. 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.

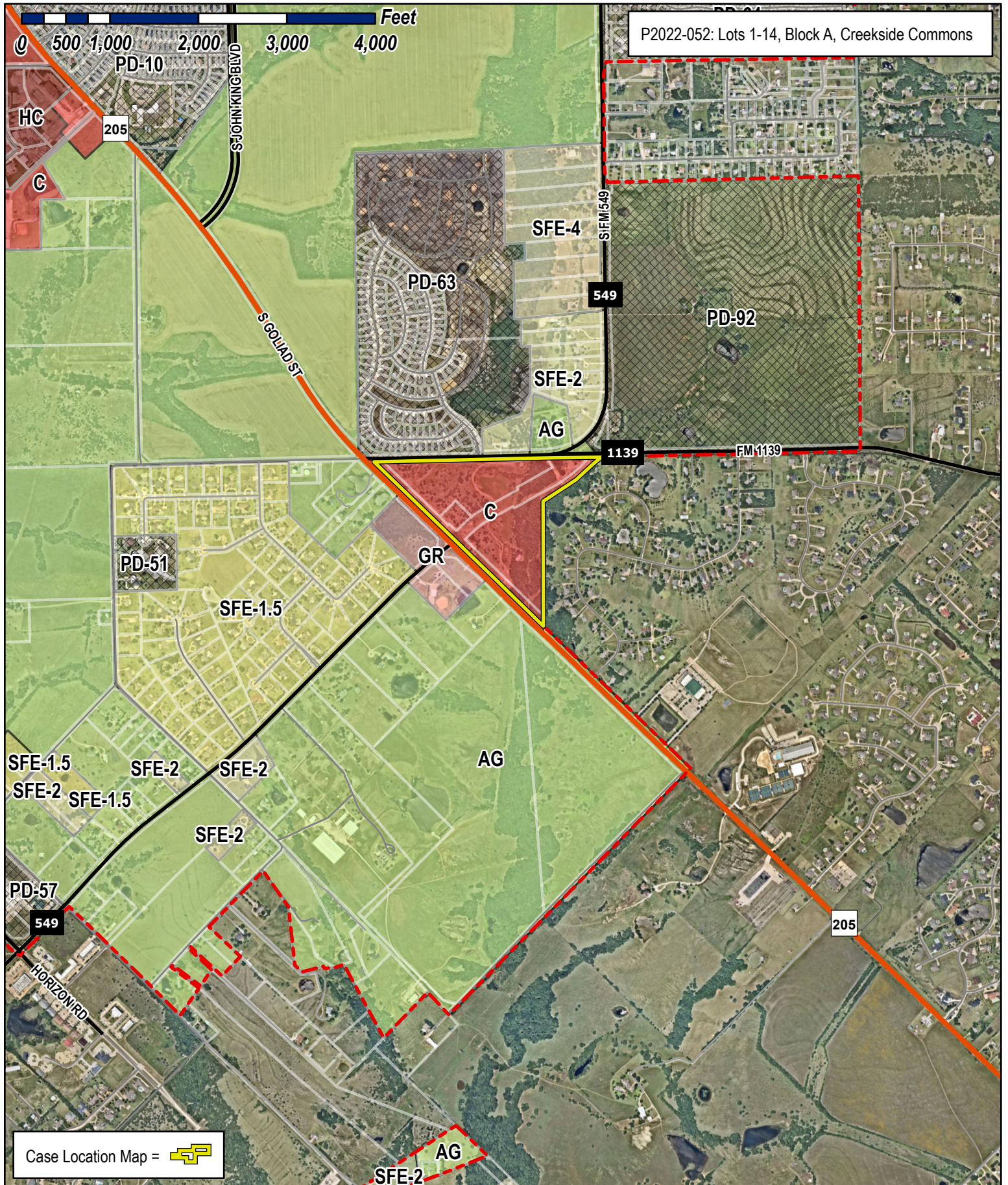
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022


OWNER'S SIGNATURE

Justin Webb
Jodi Lynn Hobbs

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

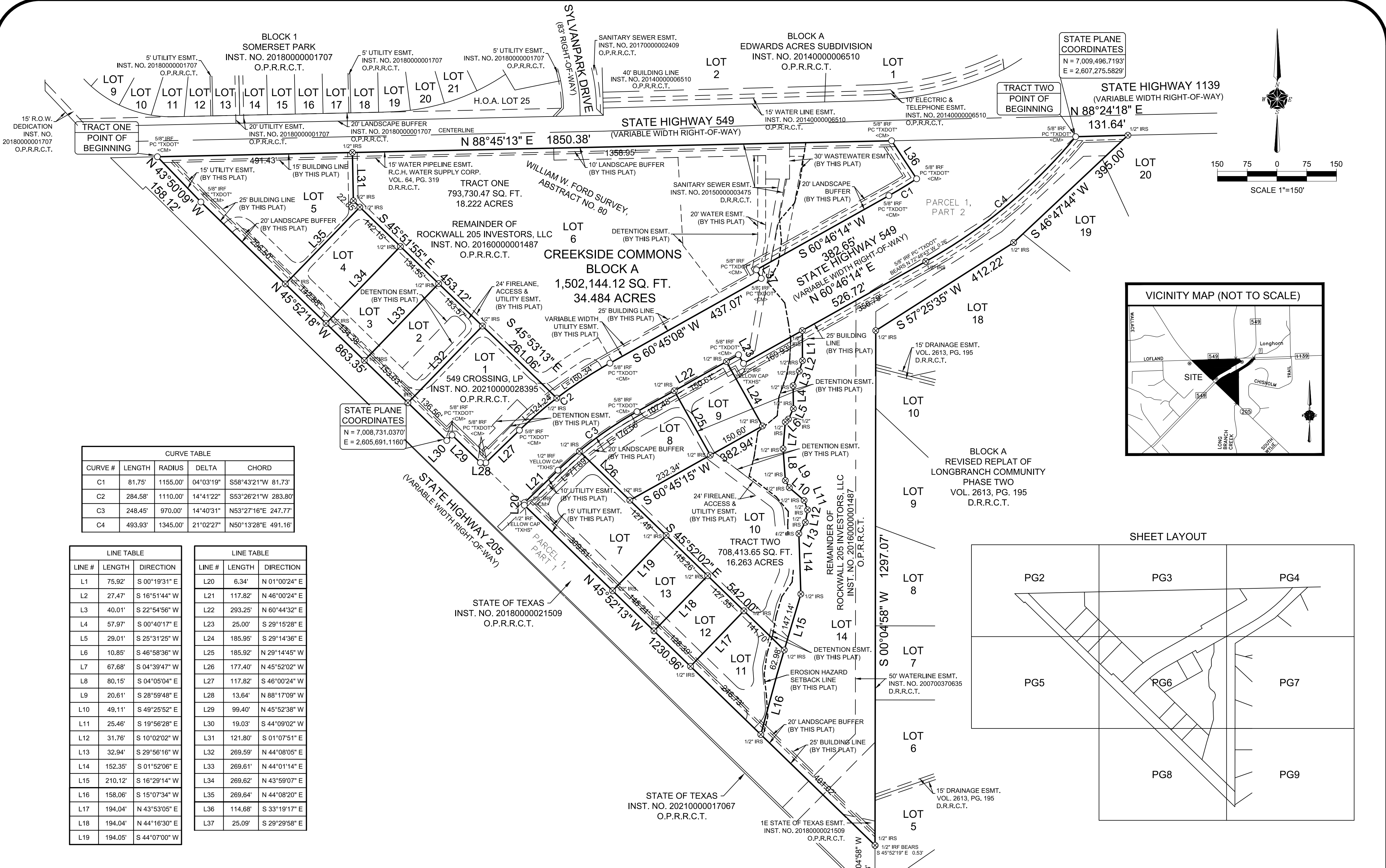


City of Rockwall

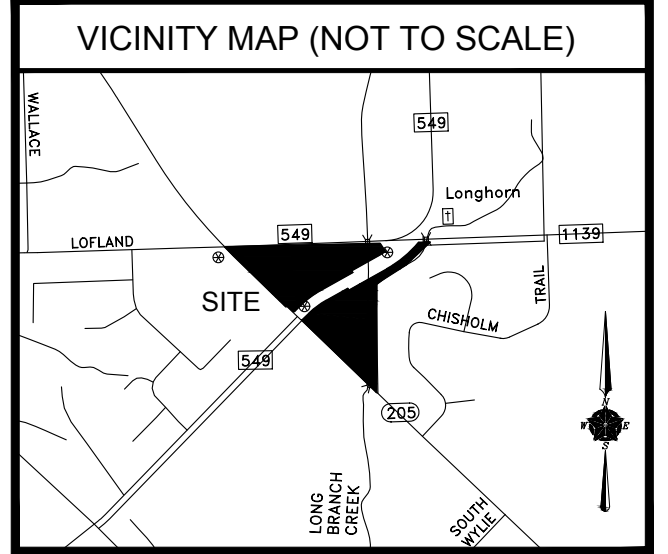
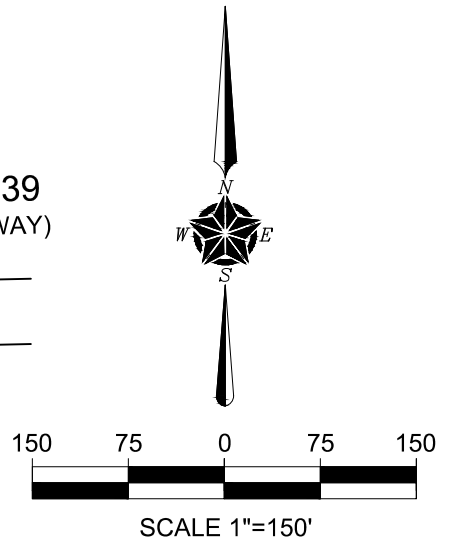
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





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	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE

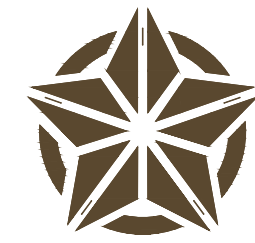
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	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
 549 CROSSING, LP
 10755 SANDHILL ROAD
 DALLAS, TEXAS 75238

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

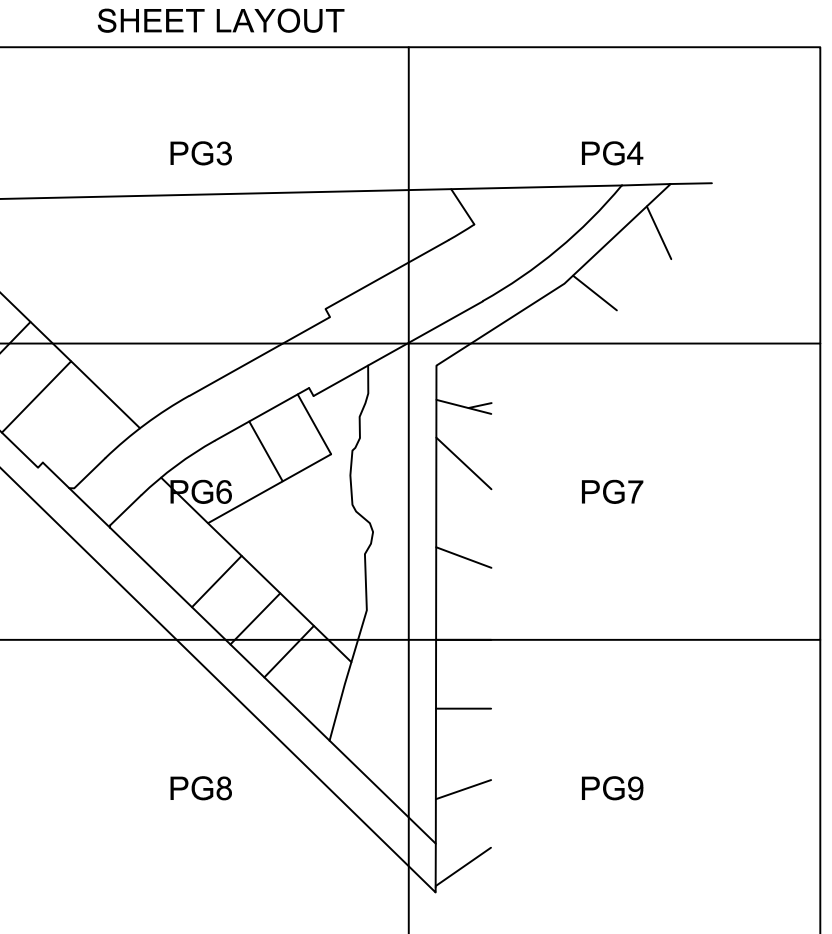


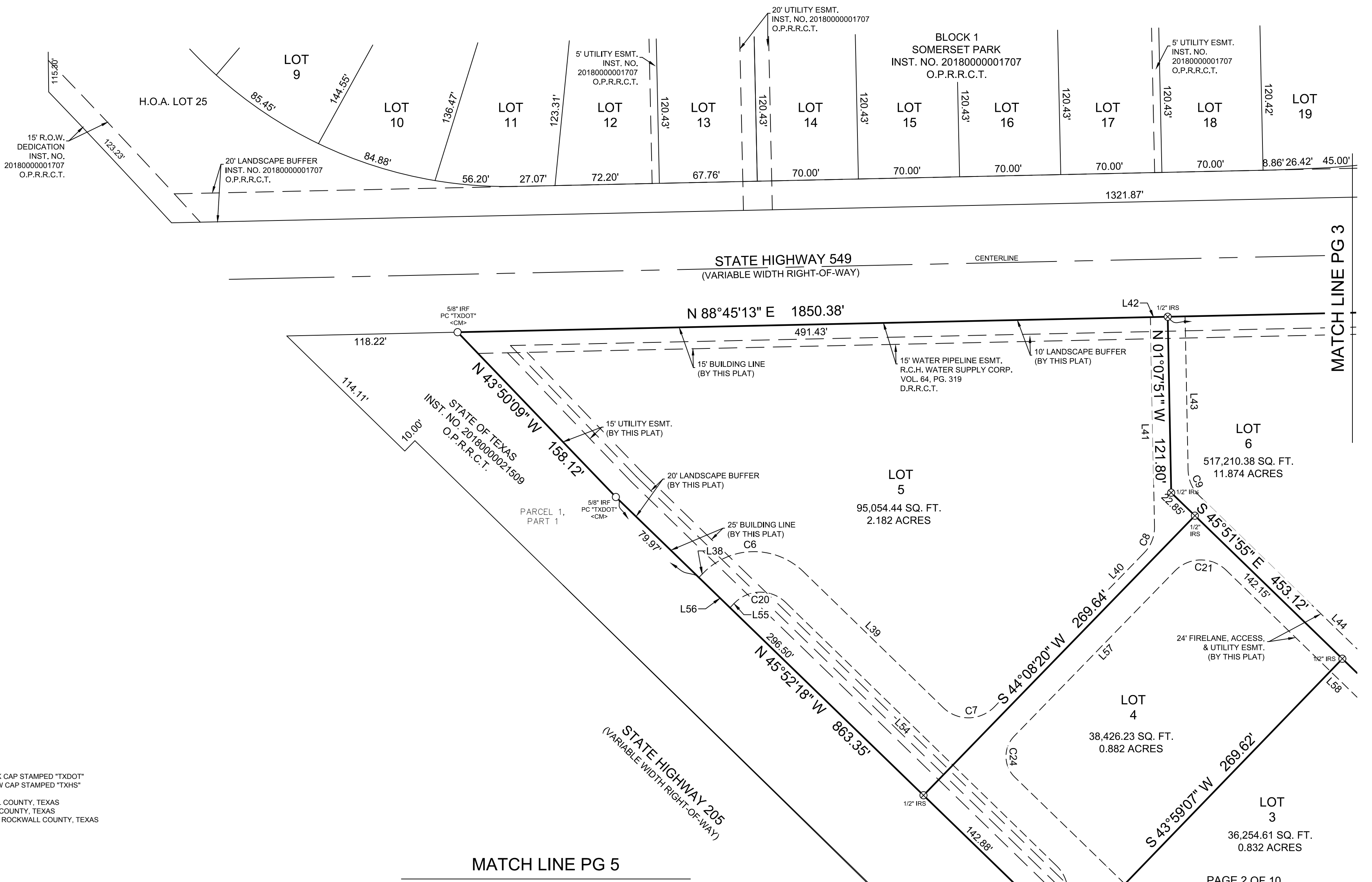
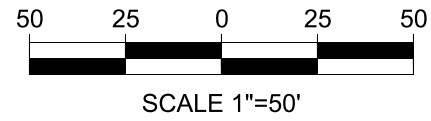
TEXAS HERITAGE SURVEYING, LLC

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

SURVEYOR

FINAL 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. P2022-030





MATCH LINE PG 5

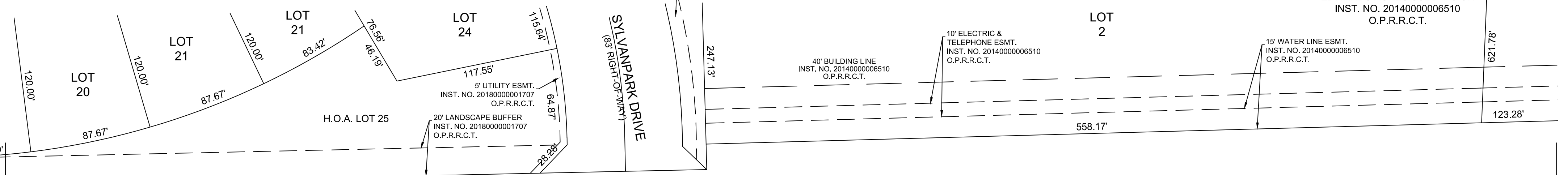
MATCH LINE PG 3



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

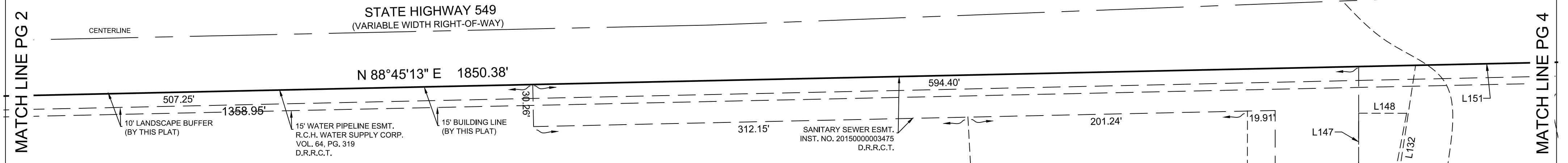
BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)



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

N 88°45'13" E 1850.38'

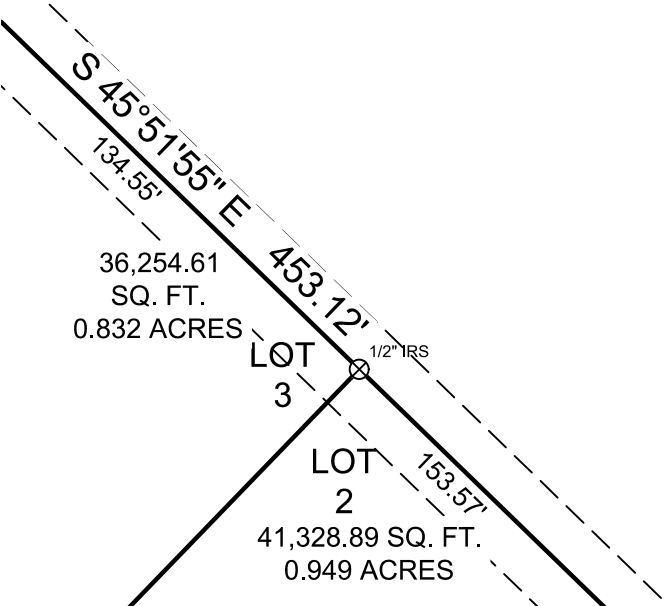


WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES
REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 2016000001487
O.P.R.R.C.T.

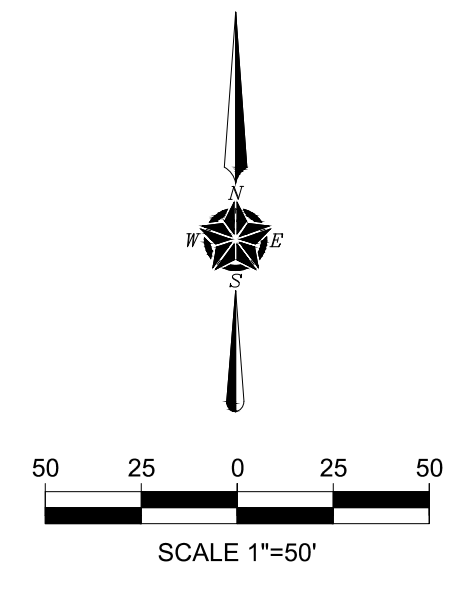
LOT
6
517,210.38 SQ. FT.
11.874 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES



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

40' BUILDING LINE
INST. NO. 2014000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

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

123.28'

340.44'

418.42'

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

20' LANDSCAPE BUFFER
(BY THIS PLAT)
UTILITY ESMT.
(BY THIS PLAT)

25' BUILDING LINE
(BY THIS PLAT)

$S 33^{\circ}19'17'' E$
 $L=114.68'$
 $L=81.75'$ $R=1155.00'$
 $\Delta=4^{\circ}03'19''$
 $CH=S58^{\circ}43'21'' W$ $81.73'$

$S 60^{\circ}46'14'' W$
 $382.65'$

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.
7.504 ACRES

LOT 19

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

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT" <CM>
BEARS N 72°48'43" W 0.26'

20' LANDSCAPE BUFFER
(BY THIS PLAT)

$N 60^{\circ}46'14'' E$ $526.72'$
 $356.79'$

25' BUILDING LINE
(BY THIS PLAT)

$S 57^{\circ}25'35'' W$ $412.22'$

LOT 18

MATCH LINE PG 7

$N 88^{\circ}24'18'' E$ $131.64'$

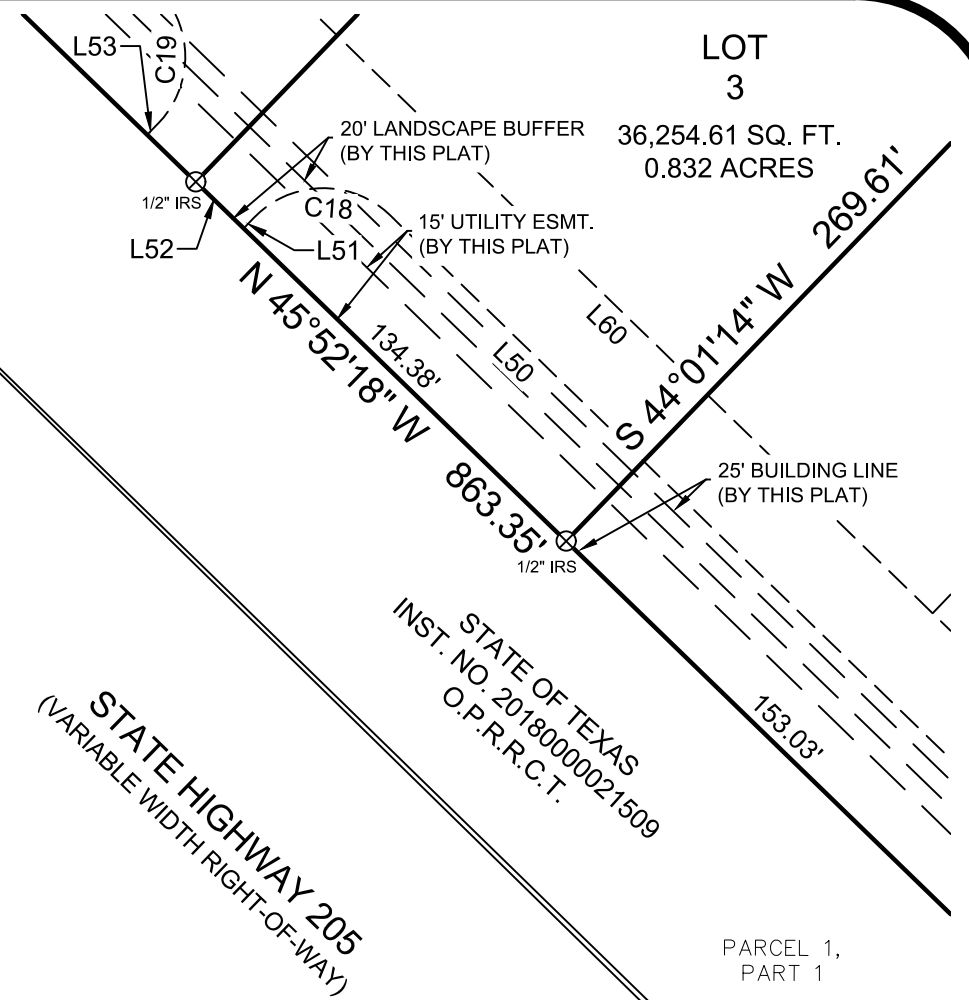
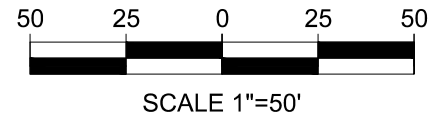
L76
 $102.56'$

LOT 20

$S 46^{\circ}47'44'' W$ $395.00'$

$376.96'$

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



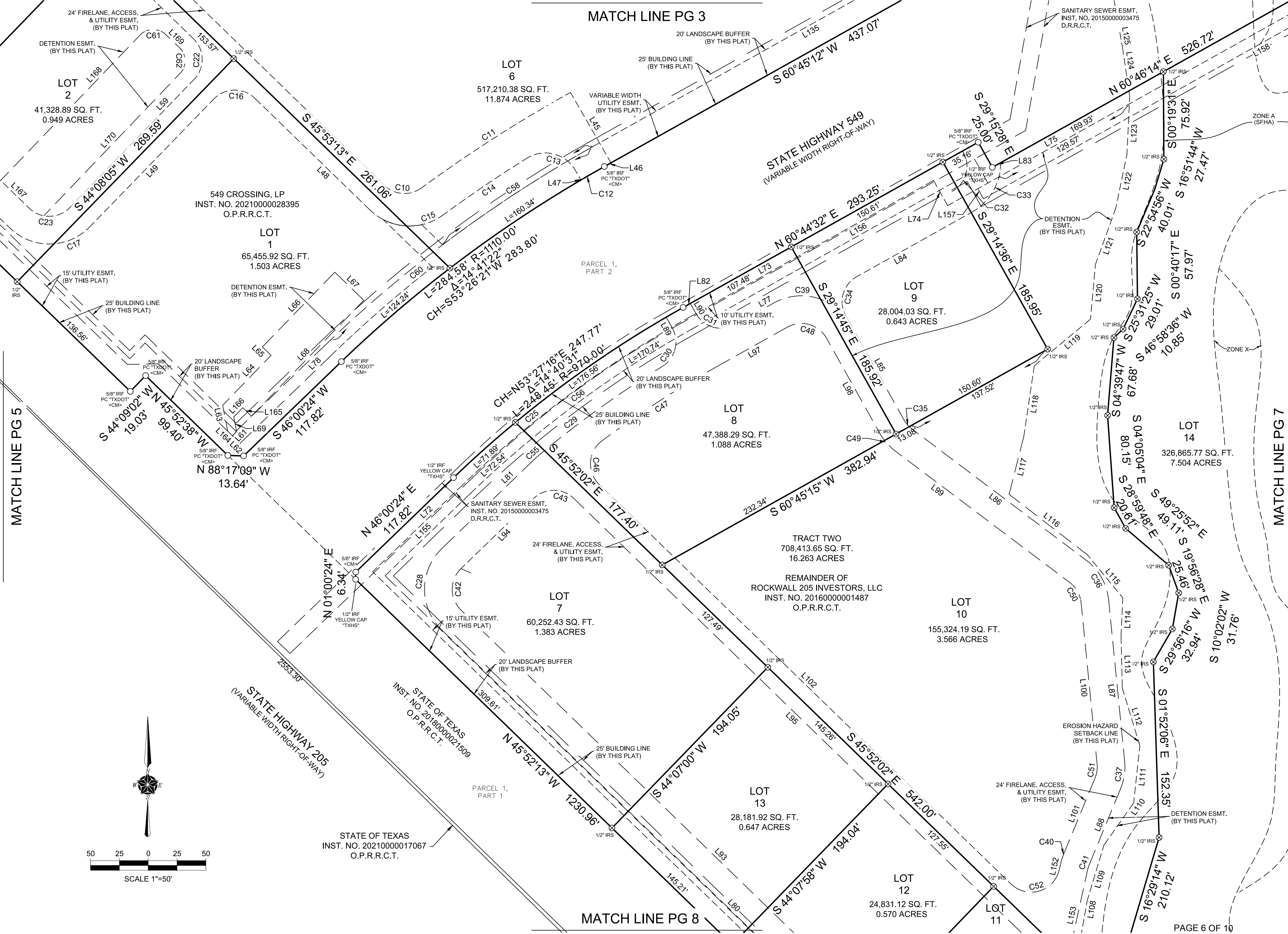
STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

MATCH LINE PG 6

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

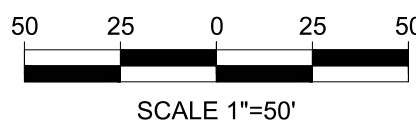
EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

MATCH LINE PG 3



MATCH LINE PG 5

MATCH LINE PG 7



STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

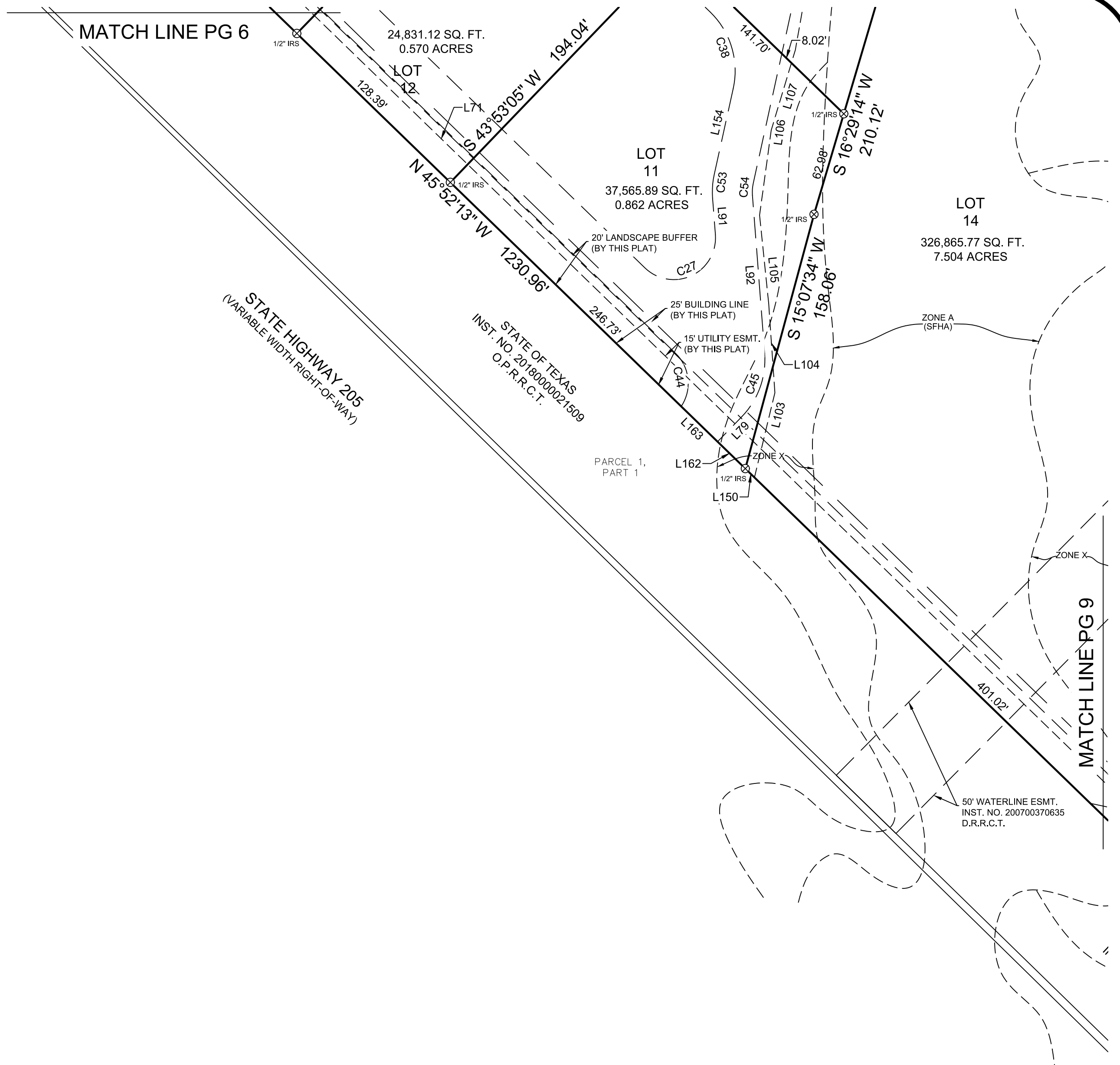
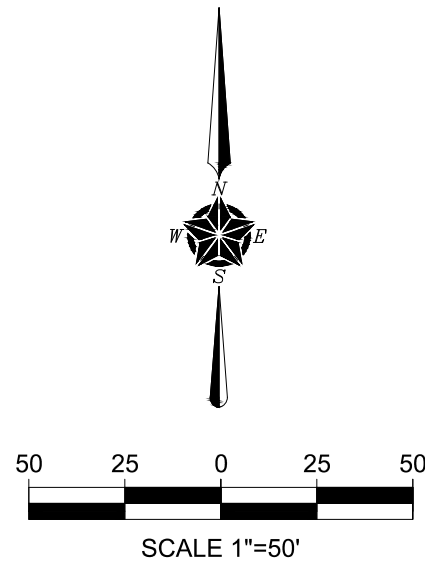
STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

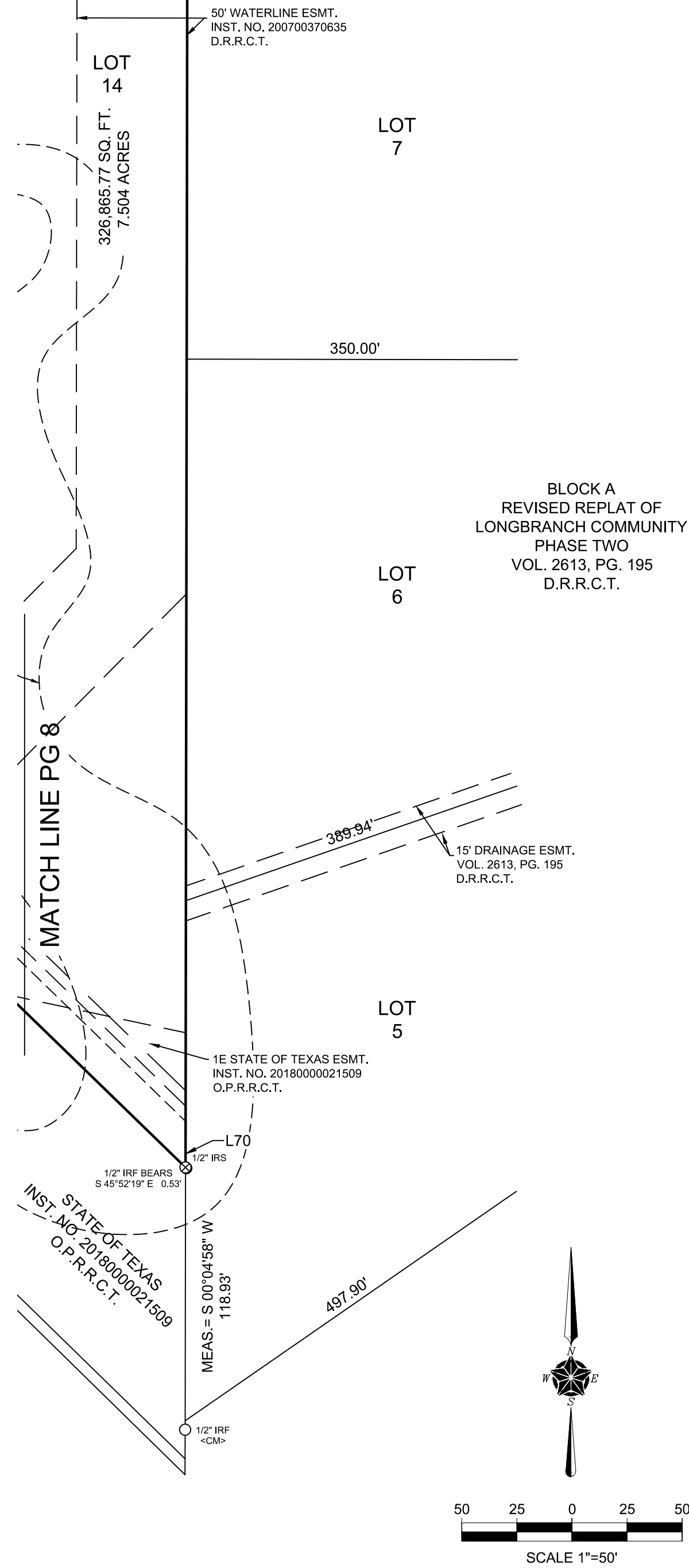
REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.



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= 2,609533.682; 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
- 6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.

MATCH LINE PG 7



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners 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, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 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.

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 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 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 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner 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 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set 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 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner 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 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set 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" found 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" found 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" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set 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.

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

FINAL 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. P2022-030

PAGE 9 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



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 _____, 2022.

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, 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 _____, 2022.

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. (9/21/2022)

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 _____, 2022.

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 _____, 2022.

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

FINAL 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. P2022-030

PAGE 10 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

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

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

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

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW	
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00		
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
689	BOIS D ARC MACLUURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00				
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00		
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00		
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00		
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE		18.00				
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9618	BOIS D ARC MACLUURA POMIFERA	14.00	DECLINE	REMOVE		14.00				
9619	BOIS D ARC MACLUURA POMIFERA	10.00	DECLINE	REMOVE		10.00				
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE		16.00				
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00				
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00				
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00				
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00				
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00				
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00				
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE		26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE		12.00				
TOTAL					531.00	26.00	346.00	0.00	171.00	0.00
FEATURE TREE MITIGATION (2:1)						52.00				
NON-PROTECTED TREE MITIGATION								0.00		
PRIMARY PROTECTED MITIGATION								0.00		
SECONDARY PROTECTED MITIGATION (0.5:1)									85.50	
TOTAL MITIGATION REQUIRED					137.50					

TREE REMOVAL SUMMARY

	MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26" 52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324" 0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219" 219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330" 165"
TOTAL MITIGATION REQUIRED	436"

LEGEND

- 10" CEDAR #XXX INDICATES TREE SIZE, SPECIES, & NUMBER
- EXISTING TREES TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- 10" CEDAR #XXX INDICATES TREE SIZE, SPECIES, & NUMBER
- EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Address: TX 75001
 www.EvergreenDesignGroup.com



TBPE FIRM REGISTRATION #F-8396
 STATE OF TEXAS
 KEATON L. MAI
 125077
 LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 02/27/2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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DATE	REVISION DESCRIPTION
06/27/2022 <td>06/27/2022</td>	06/27/2022

TREE REMOVAL EXHIBIT
 CREEKSIDE COMMONS ACCESS DRIVE
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

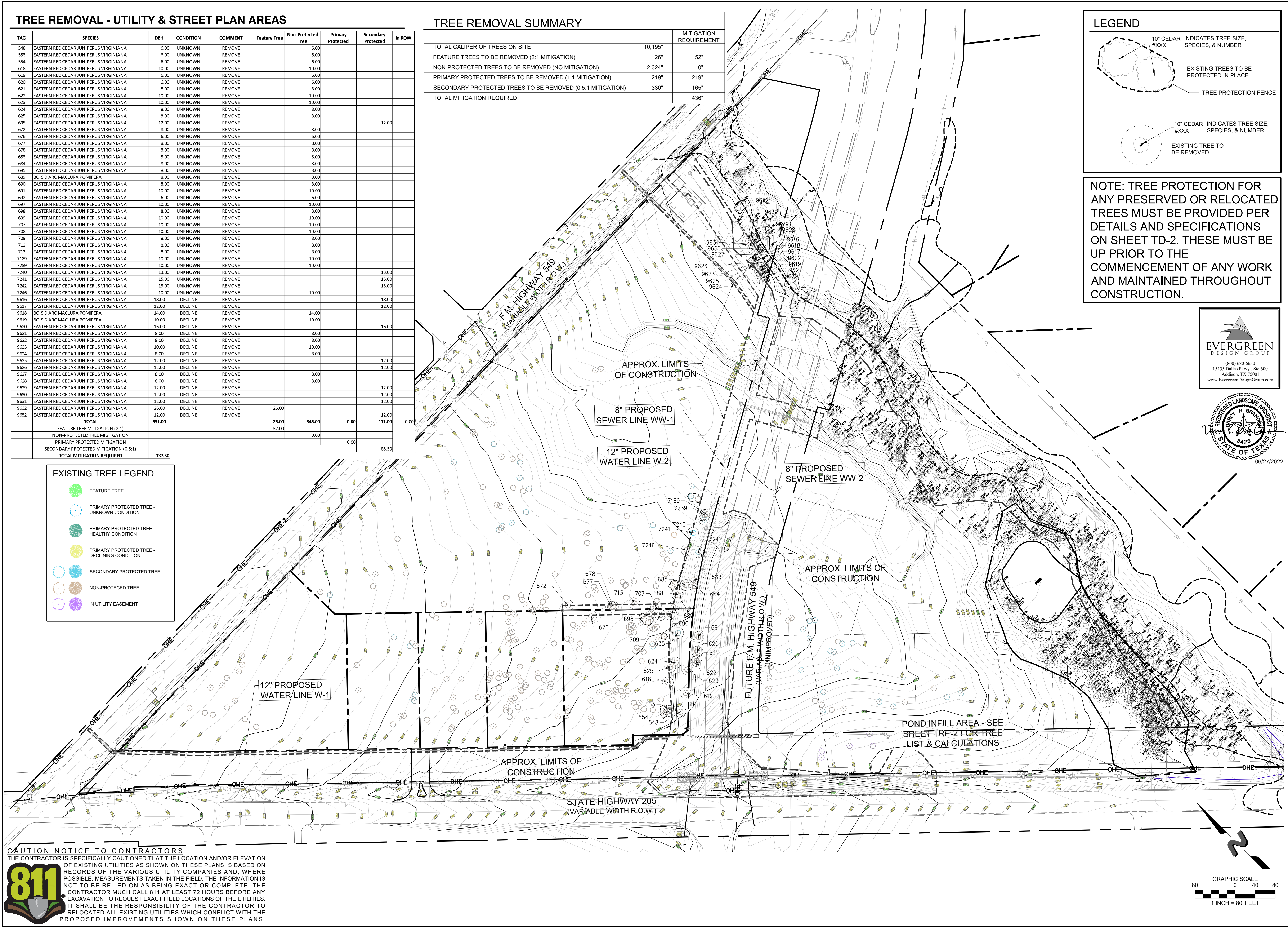
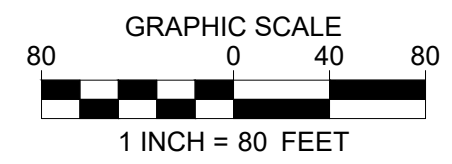
PROJECT NO. 200-672
 DATE 6/27/2022 - 4:33 pm
 DWG. EXHIBIT - TREE REMOVAL_2022-03-11.dwg

BY: [Signature]
 DESIGNED BY: [Signature]
 APPROVED BY: [Signature]

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECTED TREE
- IN UTILITY EASEMENT

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.



Parcel Map Check Report

Client:

Tract One
Creskide 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

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

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