



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹ (\$565.72)
- 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons

LOT 15,16 & 18 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE

Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE

Restaurant w/ drive-through

ACREAGE 13.286

LOTS [CURRENT] 15,16 & 18

LOTS [PROPOSED] 19,20 & 21

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 Creekside Commons 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]

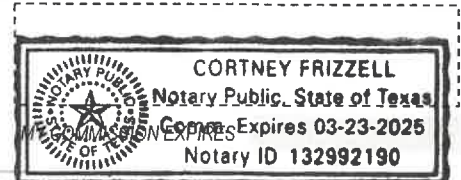
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

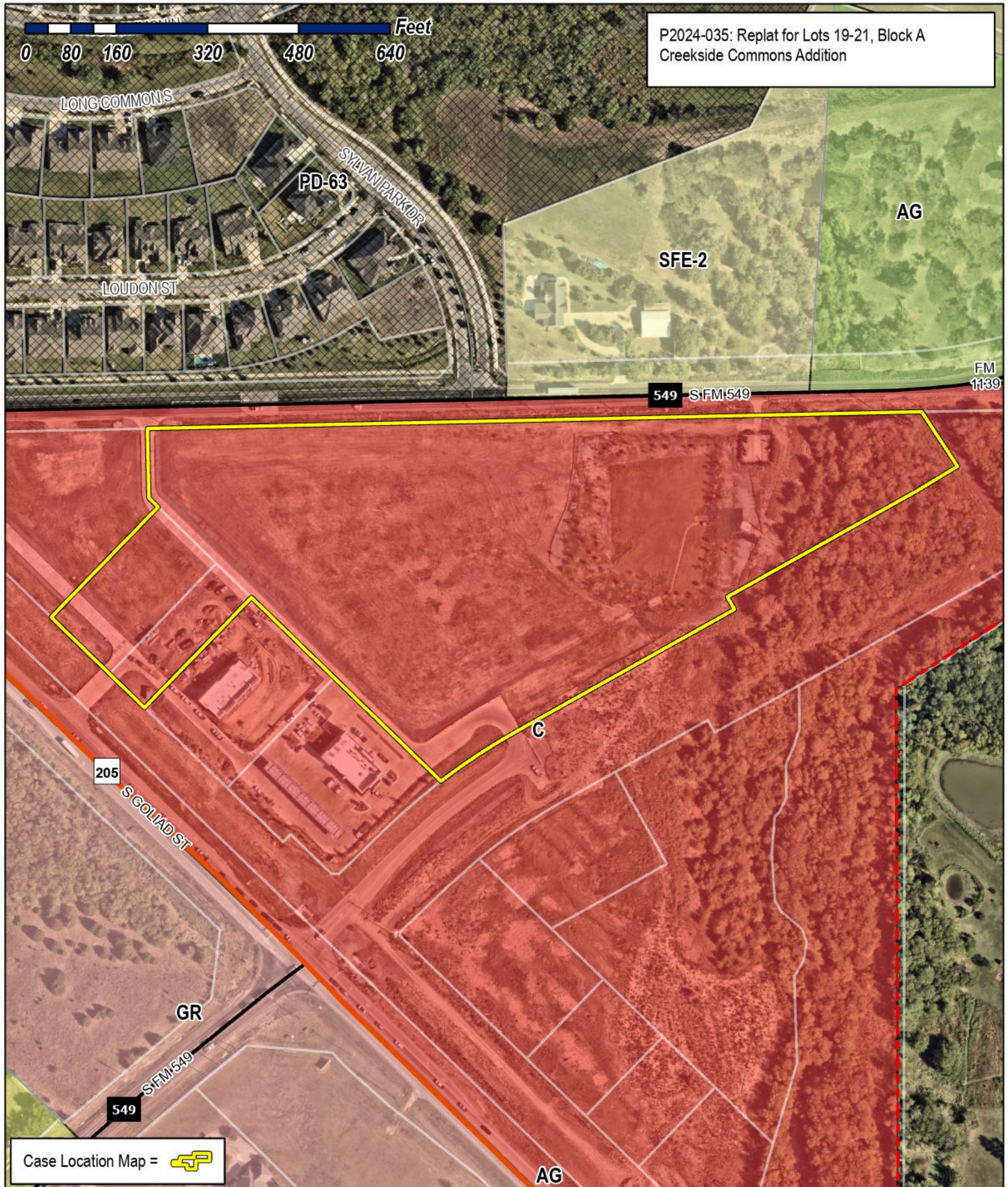
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 565.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-035: Replat for Lots 19-21, Block A Creekside Commons Addition

0 80 160 320 480 640 Feet

LONG COMMONS

PD-63

SYLVAN PARK DR

LOUDON ST

SFE-2

AG

549 S-FM549

FM 1139

205

S GOLIAD ST

C

GR

S-FM549

549

AG

Case Location Map =

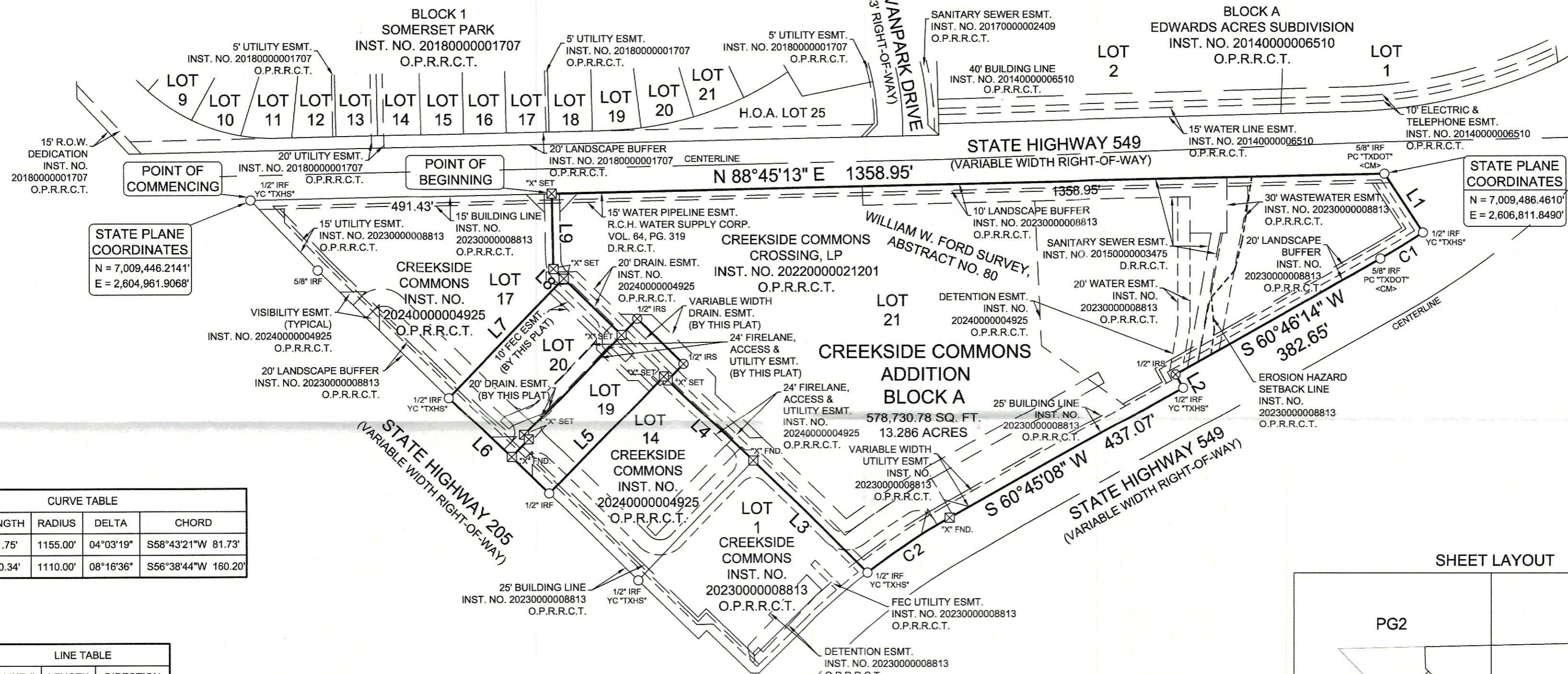
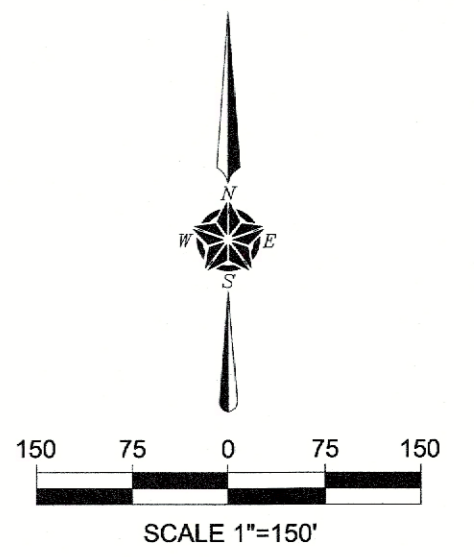
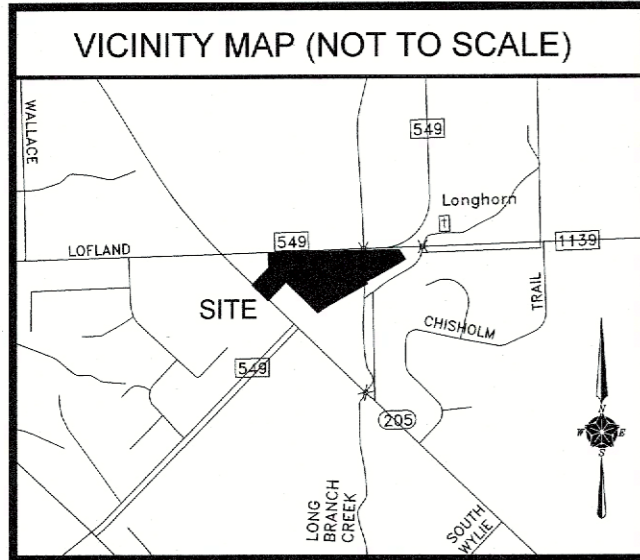


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



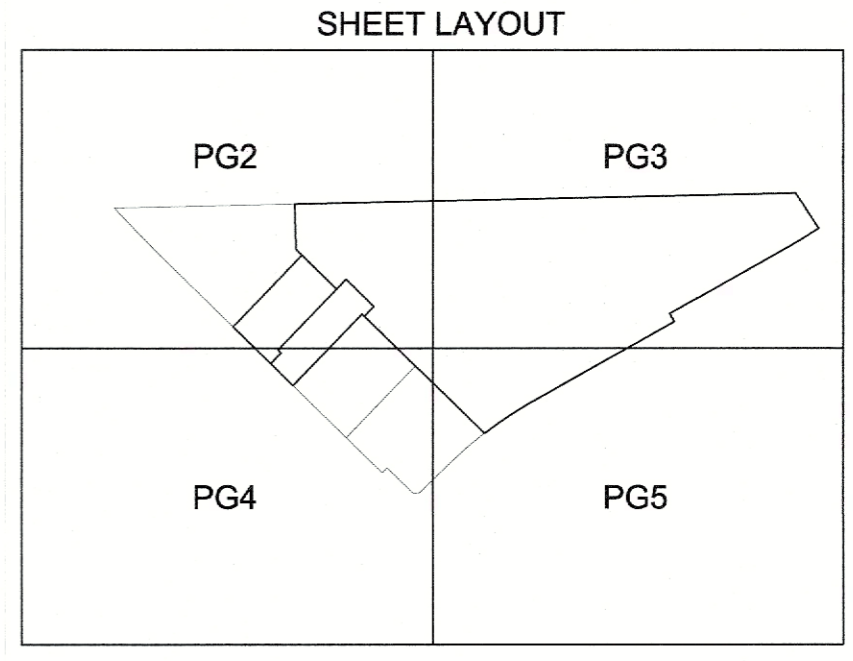


STATE PLANE COORDINATES
N = 7,009,446.2141'
E = 2,604,961.9068'

STATE PLANE COORDINATES
N = 7,009,486.4610'
E = 2,606,811.8490'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W



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
FEC FARMERS ELECTRIC COOPERATIVE
L= LENGTH

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

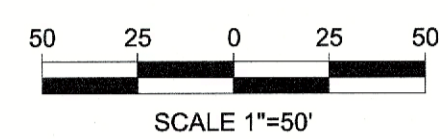
OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



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
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,730.78 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

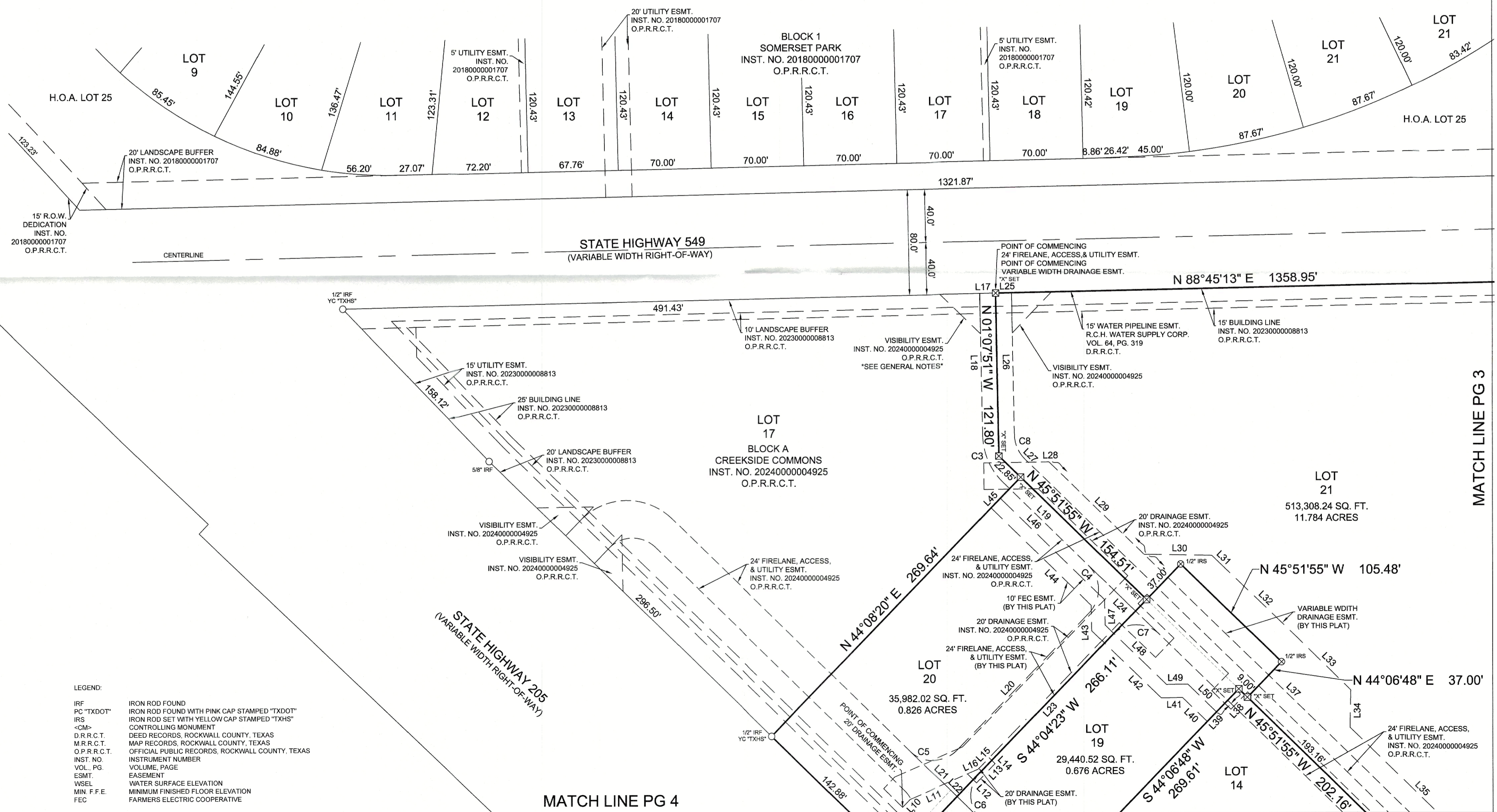
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	15.56'	N89°08'05"E
L29	99.48'	S45°51'55"E
L30	51.13'	S89°03'57"E
L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

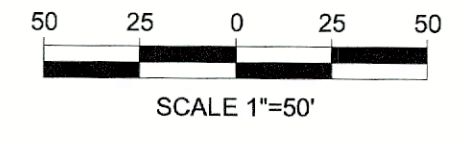


LEGEND:

- 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
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- FEC FARMERS ELECTRIC COOPERATIVE

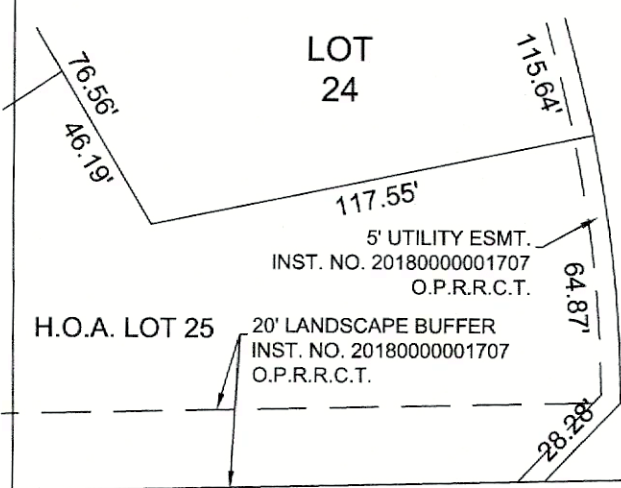
MATCH LINE PG 4

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)

SANITARY SEWER ESMT.
INST. NO. 2017000002409
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.

BLOCK A
EDWARDS ACRES SUBDIVISION
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.

LOT 2

LOT 1

558.17'

123.28'

340.44'

98.3'
80.0'
40.0'

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

N 88°45'13" E 1358.95'

100-YR WSEL = 519.58

15' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

DETENTION ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

20' WATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

20' DRAINAGE ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

30' WASTEWATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

LOT 21
513,308.24 SQ. FT.
11.784 ACRES
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS ADDITION
BLOCK A

578,730.78 SQ. FT.
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP
INST. NO. 20220000021201
O.P.R.R.C.T.

S 60°46'14" W 382.65'

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

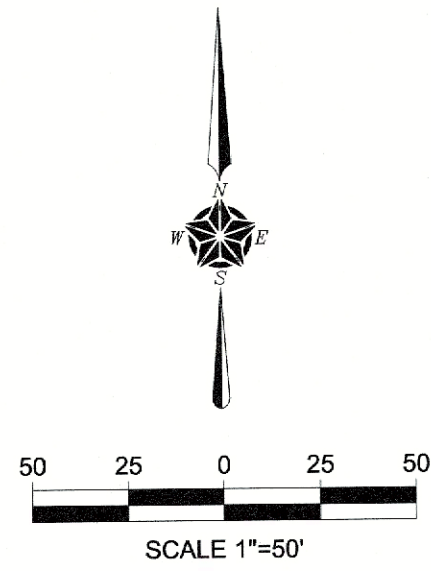
S 29°29'58" E
25.09'

CH = S58°43'21" W 81.73'
L = 81.75' R = 1155.00'
Δ = 4°03'19"

MATCH LINE PG 2

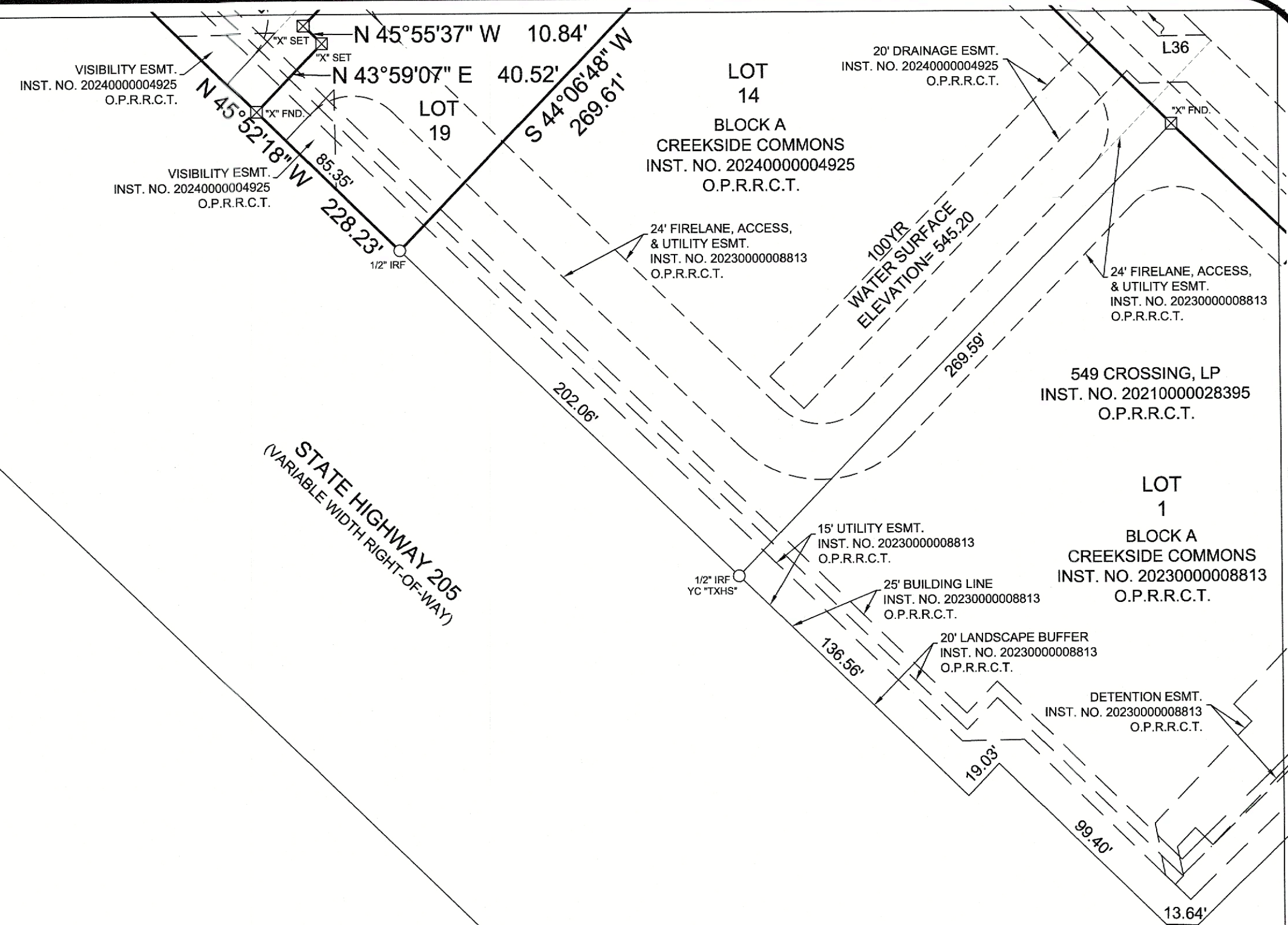
MATCH LINE PG 5

MATCH LINE PG 2



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change lot boundary lines.
- 7) 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'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.



MATCH LINE PG 5

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP 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 Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), 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 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner 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 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 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 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;

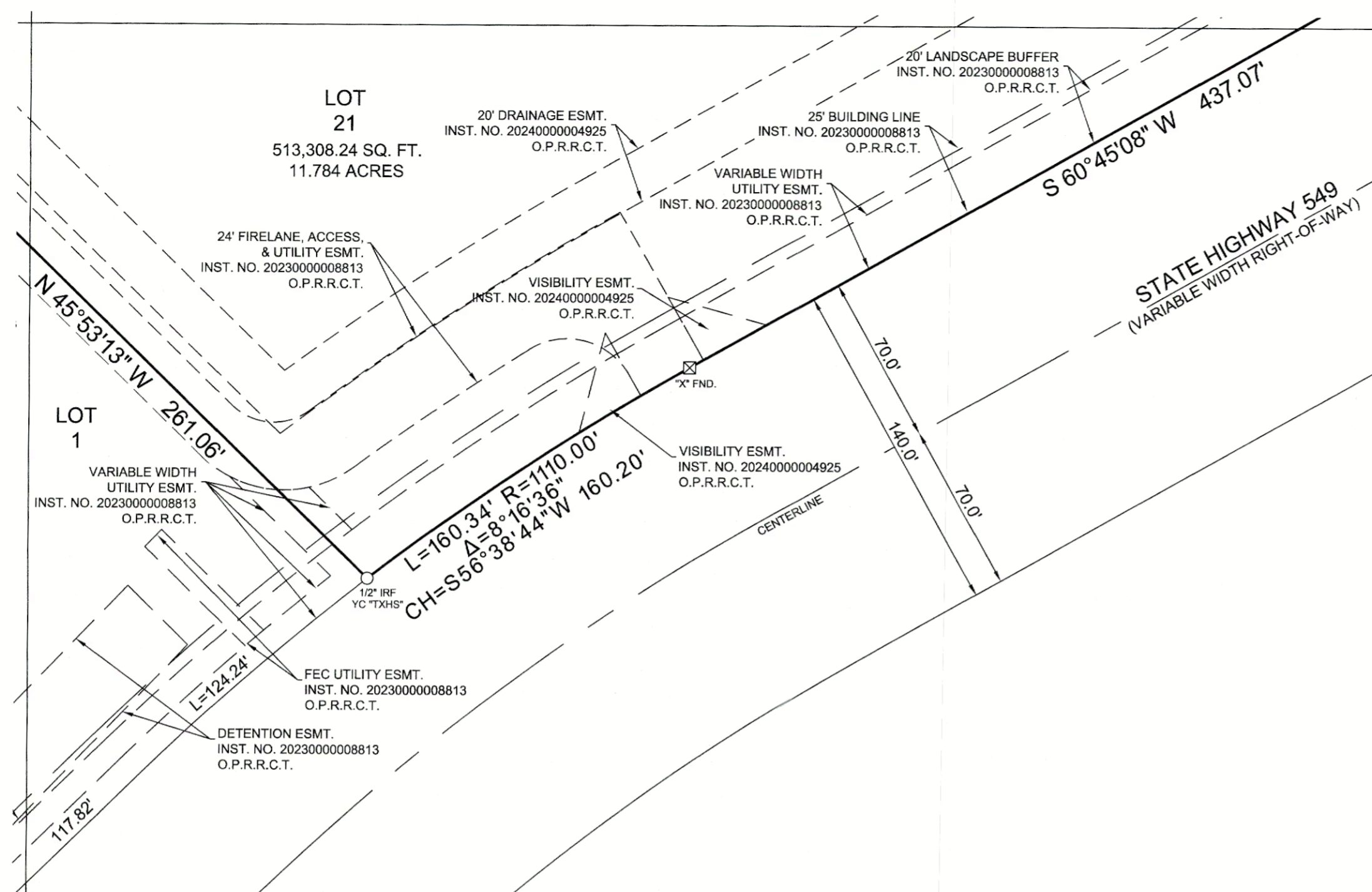
Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

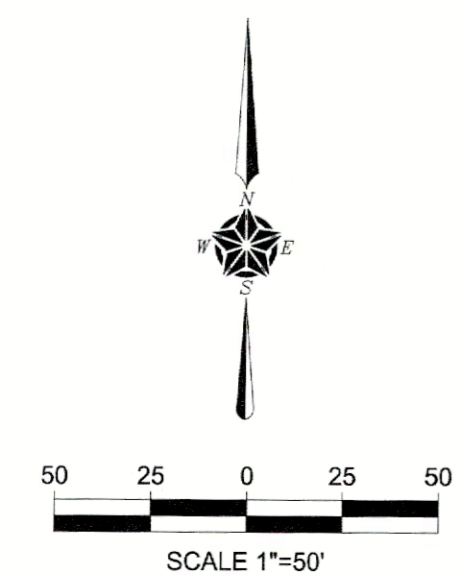
Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)



MATCH LINE PG 4



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 2024000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 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 ADDITION 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 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 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 I may have as a result of the dedication of exactions made herein.

Creekside Commons Crossing, LP

Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, 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 _____, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

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

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



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

CASE #

PAGE 6 OF 6

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,730.78 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

Parcel Name: Proposed Lots - AVAT_P - Lots : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client:

Prepared by:

North: 7,009,456.9029'

East: 2,605,453.2192'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,358.95'

North: 7,009,486.4626'

East: 2,606,811.8476'

Segment# 2: Line

Course: S33°19'17"W

Length: 114.68'

North: 7,009,390.6358'

East: 2,606,874.8453'

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: 7,010,355.9379'

East: 2,606,240.6397'

End North: 7,009,348.2023'

East: 2,606,804.9924'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3512'

East: 2,606,471.0647'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5138'

East: 2,606,483.4194'

Segment# 6: Line

Course: S60°45'08"W

Length: 437.07'

North: 7,008,925.9669'

East: 2,606,102.0693'

Segment# 7: Curve
Length: 160.34' Radius: 1,110.00'
Delta: 8°16'36" Tangent: 80.31'
Chord: 160.20' Course: S56°38'44"W
Course In: S29°12'58"E Course Out: N37°29'33"W
RP North: 7,007,957.1757' East: 2,606,643.8660'
End North: 7,008,837.8864' East: 2,605,968.2561'

Segment# 8: Line
Course: N45°53'13"W Length: 261.06'
North: 7,009,019.6041' East: 2,605,780.8234'

Segment# 9: Line
Course: N45°51'55"W Length: 202.16'
North: 7,009,160.3778' East: 2,605,635.7323'

Segment# 10: Line
Course: S44°06'48"W Length: 269.61'
North: 7,008,966.8074' East: 2,605,448.0622'

Segment# 11: Line
Course: N45°52'18"W Length: 228.23'
North: 7,009,125.7166' East: 2,605,284.2428'

Segment# 12: Line
Course: N44°08'20"E Length: 269.64'
North: 7,009,319.2248' East: 2,605,472.0201'

Segment# 13: Line
Course: N45°51'55"W Length: 22.85'
North: 7,009,335.1363' East: 2,605,455.6206'

Segment# 14: Line
Course: N1°07'51"W Length: 121.80'
North: 7,009,456.9126' East: 2,605,453.2168'

Perimeter: 3,935.87' Area: 578,730.82Sq.Ft.

Error Closure: 0.0100

Error North : 0.00969

Precision 1: 393,588.00

Course: N13°47'04"W

East: -0.00238