



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-024 P&Z DATE 9/11/2018 CC DATE 9/17/2018 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2018-024

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 (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

ROCKWALL LAKE DEVELOPMENT NO. 1

Lot

911-912

Block

E

General Location

TROUT + LAKESIDE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

PD-75

Current Use

RESIDENTIAL

Proposed Zoning

PD-75

Proposed Use

RESIDENTIAL

Acreage

0.18

Lots [Current]

2

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner

KEVIN OSORNIO

Applicant

Contact Person

Contact Person

Address

2308 WHITE ROAD

Address

City, State & Zip

HEATH, TX 75032

City, State & Zip

Phone

972-672-7978

Phone

E-Mail

osorniokevin@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of 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 3rd day of August, 2018.

Owner's/Applicant's Signature

Kevin Osornio

Notary Public in and for the State of Texas

My Commission Expires



RECEIPT

Project Number: P2018-024
Job Address: 630 TROUT DR
ROCKWALL, TX 75032

Receipt Number: B81600

Printed: 8/20/2018 1:49 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 303.60

Total Fees Paid:

\$ 303.60

Date Paid: 8/20/2018 12:00:00AM

Paid By: KEVIN OSORNIO

Pay Method: CHECK 1028

Received By: LM



RECEIPT

Project Number: P2018-024
Job Address: 630 TROUT DR
ROCKWALL, TX 75032

Receipt Number: B81600

Printed: 8/20/2018 1:49 pm

Fee Description	Account Number	Fee Amount
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Total Fees Paid:

\$ 303.60

Date Paid: 8/20/2018 12:00:00AM

Paid By: KEVIN OSORNIO

Pay Method: CHECK 1028

Received By: LM



September 21, 2018

KEVIN OSORNIO
2308 WHITE ROAD,
HEATH, TX 75032

RE: REPLAT PLAT (P2018-024), Lot 2, Block K, Rockwall Lake Estates West

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 09/04/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

Should the City Council choose to approve the replat for Lot 2 Block K, Rockwall Lake Estates West Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.

CITY COUNCIL:

On September 4, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

Sincerely,

Korey Brooks, AICP
Planner
Planning & Zoning Department
City of Rockwall, TX



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

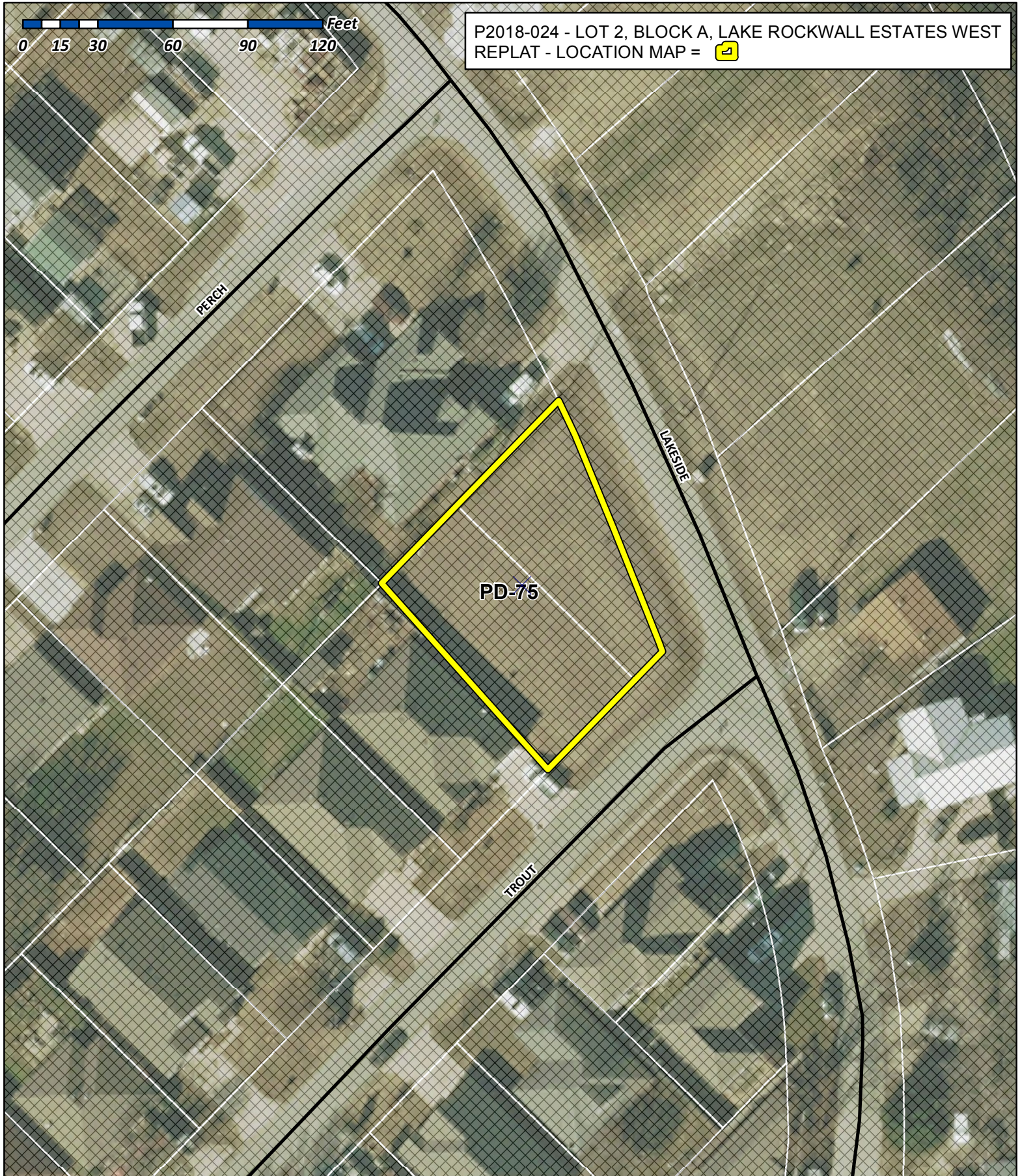
Date: 8/15/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-024
Project Name: Lot 2, Block K, Rockwall Lake Estates West
Project Type: PLAT
Applicant Name: KEVIN OSORNIO
Owner Name: KEVIN OSORNIO
Project Description:



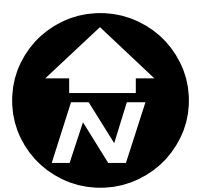
P2018-024 - LOT 2, BLOCK A, LAKE ROCKWALL ESTATES WEST
REPLAT - LOCATION MAP =



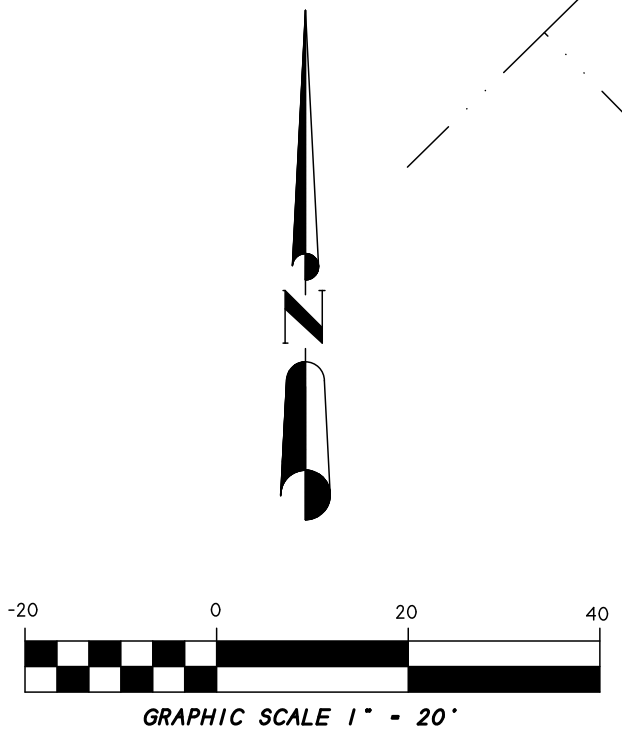
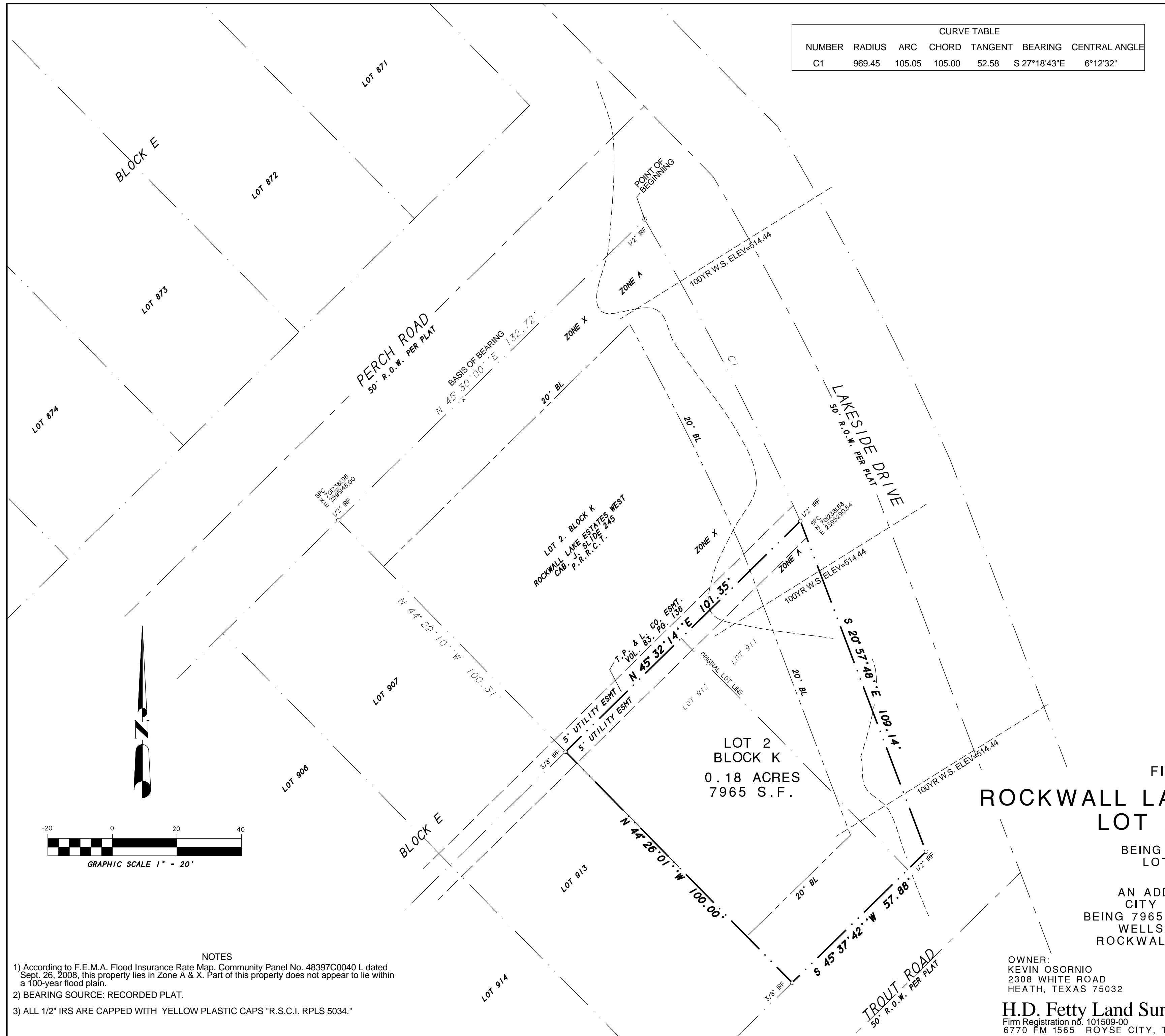
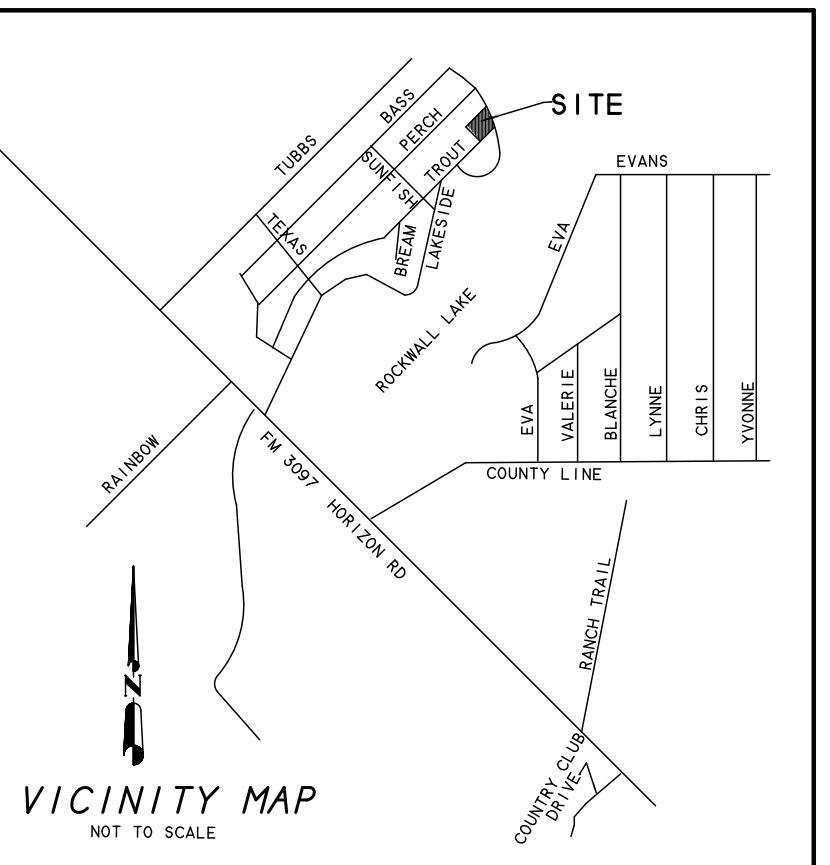
City of Rockwall

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.



CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
 LOTS 911 & 912
 BLOCK E
 AN ADDITION TO THE
 CITY OF ROCKWALL
 BEING 7965 S.F. OR 0.18 ACRES
 WELLS SURVEY, A-219
 ROCKWALL COUNTY, TEXAS

OWNER:
 KEVIN OSORNIO
 2308 WHITE ROAD
 HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE JULY 30, 2018
 SCALE 1" = 20' FILE # 20050147-RP
 CLIENT OSORNIO

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, KEVIN OSORNIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

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 ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 exaction's made herein.

KEVIN OSORNIO _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

This 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 eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/28/2018

APPLICANT: Kevin Osornio

AGENDA ITEM: P2018-024; Lot 2, Block K, Rockwall Lake Estates West Addition

SUMMARY:

Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 0.18-acre tract of land (*i.e. Lots 911 & 912, Block E, Rockwall Lake Estates #1*) into one (1) parcel of land (*i.e. Lot 2, Block K, Rockwall Lakes Estates West Addition*) for the purpose of combining two (2) lots into one (1) lot to construct a single-family home.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for Lot 2 Block K, Rockwall Lake Estates West Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number P2018-024	Owner KEVIN OSORNIO	Applied 8/15/2018 LM
Project Name Lot 2, Block K, Rockwall Lake Estates West	Applicant KEVIN OSORNIO	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status


Site Address 630 TROUT DR	City, State Zip ROCKWALL, TX 75032	Zoning
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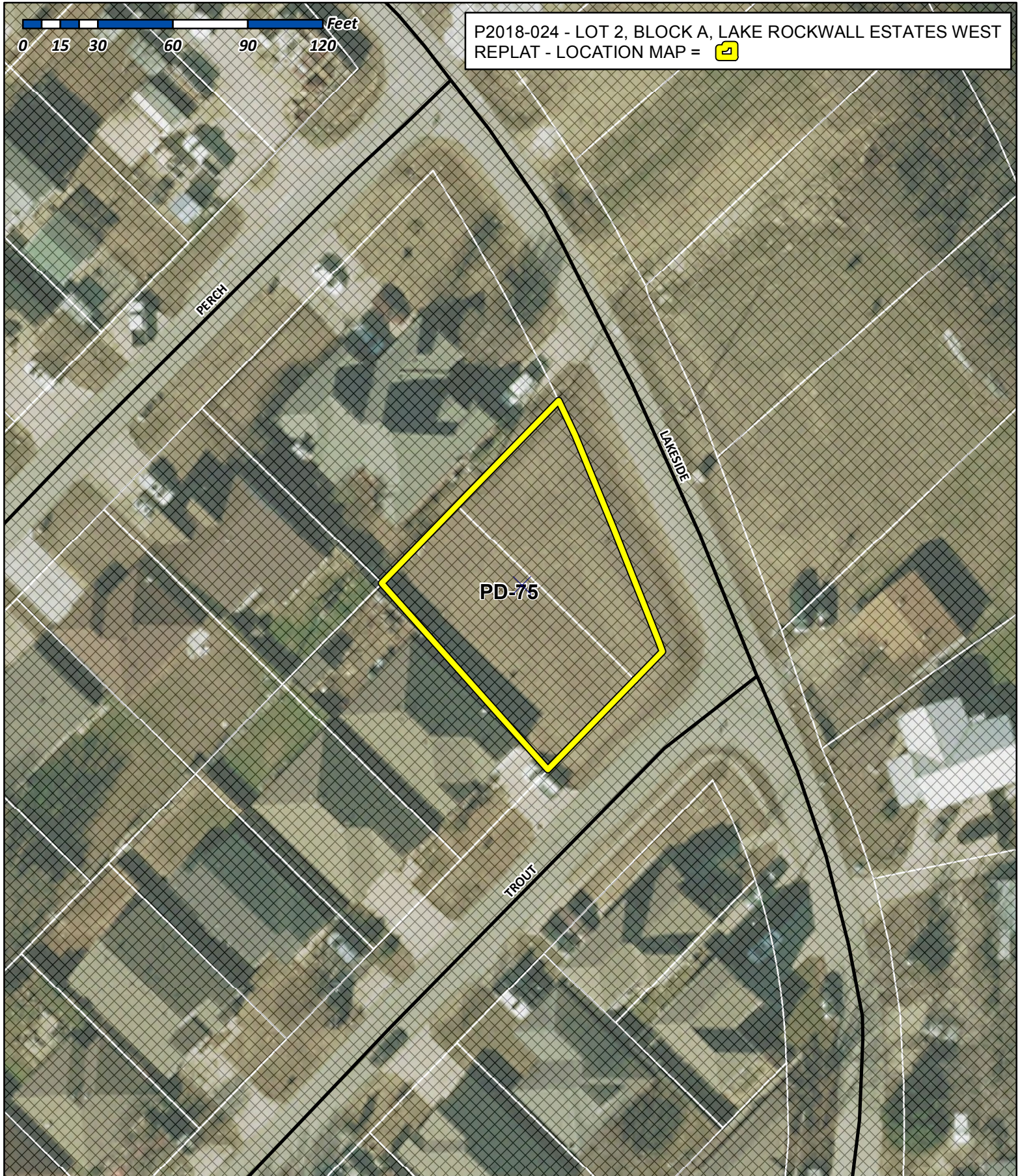
Subdivision ROCKWALL LAKE ESTATES PH1	Tract 912	Block E	Lot No 912	Parcel No 5370-000E-0912-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
ENGINEERING (8/22/2018 10:53 AM SH) We need a letter from the surveyor stating that the Floodplane boundary is where this shows since it differs from our maps.	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	COMMENTS	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
GIS	Lance Singleton	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
PLANNING	Korey Brooks	8/15/2018	8/22/2018	8/21/2018	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-024 Lot 2, Block K, Rockwall Lake Estates West Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a .018-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-024) in the lower right hand corner of all pages on future submittals.						
M.4 Please label the point of beginning						
M.5 Please tie two corners to state plane coordinates.						
M.6 Please check your last callout (adjacent to Trout Road). It doesn't seem to match the legal description.						
M.7 This lot will have to comply with the SF-7 development standards for construction of a new home.						
I.8 A flood study may be required if the floodplain is disturbed.						
M.9 In a response letter, please indicate which direction the home will face.						
I.10 Please note the side setback of 5-feet						
M.11 No structures in easements.						
M.12 Note that the min dwelling area is 1,100 SF.						
I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by as soon as possible. The Planning and Zoning Meeting for this case is August 28, 2018.						
I.14 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.						



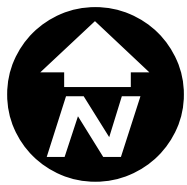
P2018-024 - LOT 2, BLOCK A, LAKE ROCKWALL ESTATES WEST
REPLAT - LOCATION MAP = 



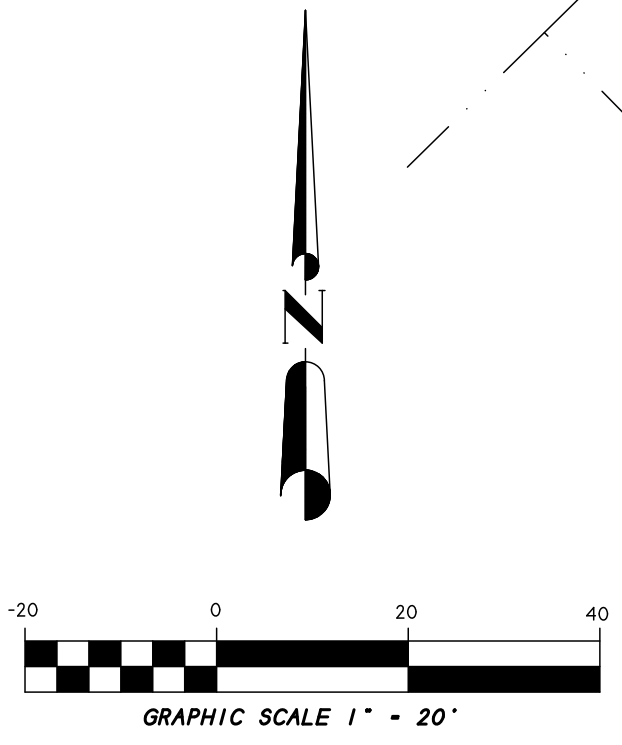
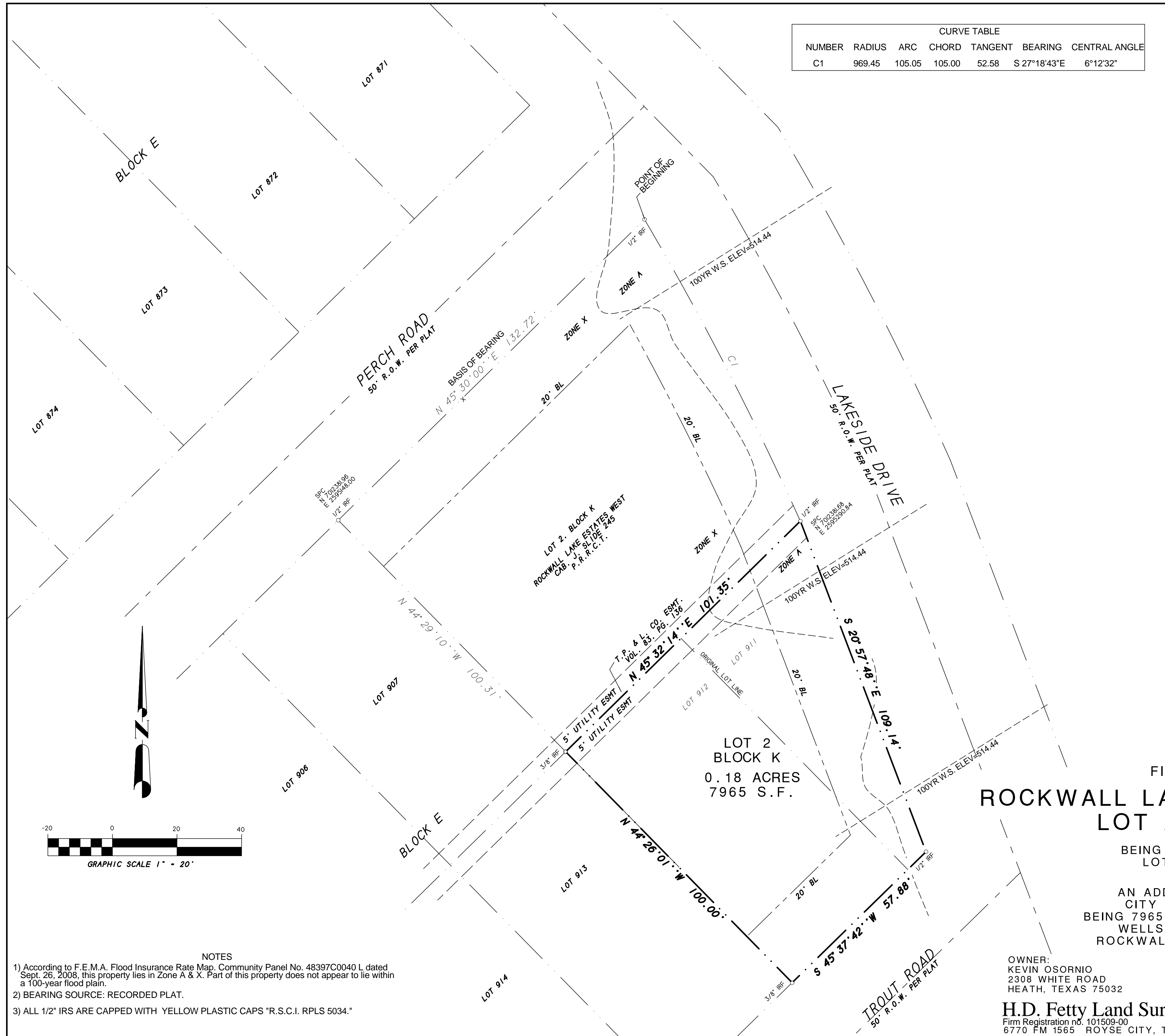
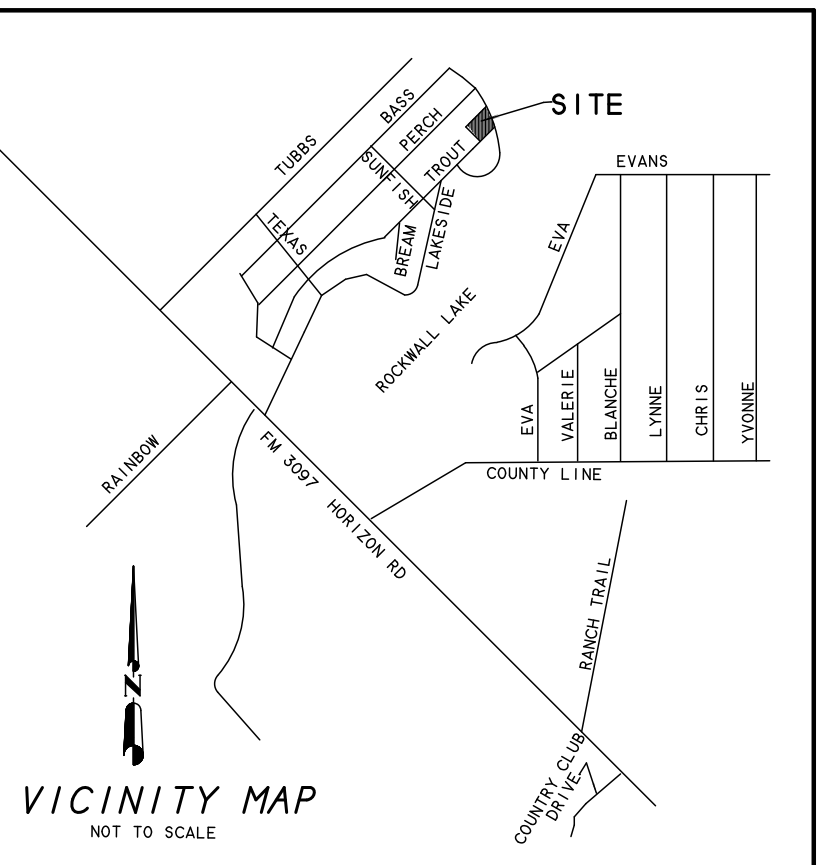
City of Rockwall

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.



CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



FINAL PLAT
**ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K**

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2
SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, KEVIN OSORNIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

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 ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 exaction's made herein.

KEVIN OSORNIO _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

This 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 eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Kevin Osornio

AGENDA ITEM: **P2018-024**; *Lot 2, Block K, Rockwall Lake Estates West Addition*

SUMMARY:

Consider a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a 0.18-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 0.18-acre tract of land (*i.e. Lots 911 & 912, Block E, Rockwall Lake Estates #1*) into one (1) parcel of land (*i.e. Lot 2, Block K, Rockwall Lakes Estates West Addition*) for the purpose of combining two (2) lots into one (1) lot to construct a single-family home.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:


Should the City Council choose to approve the *replat* for *Lot 2 Block K, Rockwall Lake Estates West Addition*, staff would recommend the following conditions:

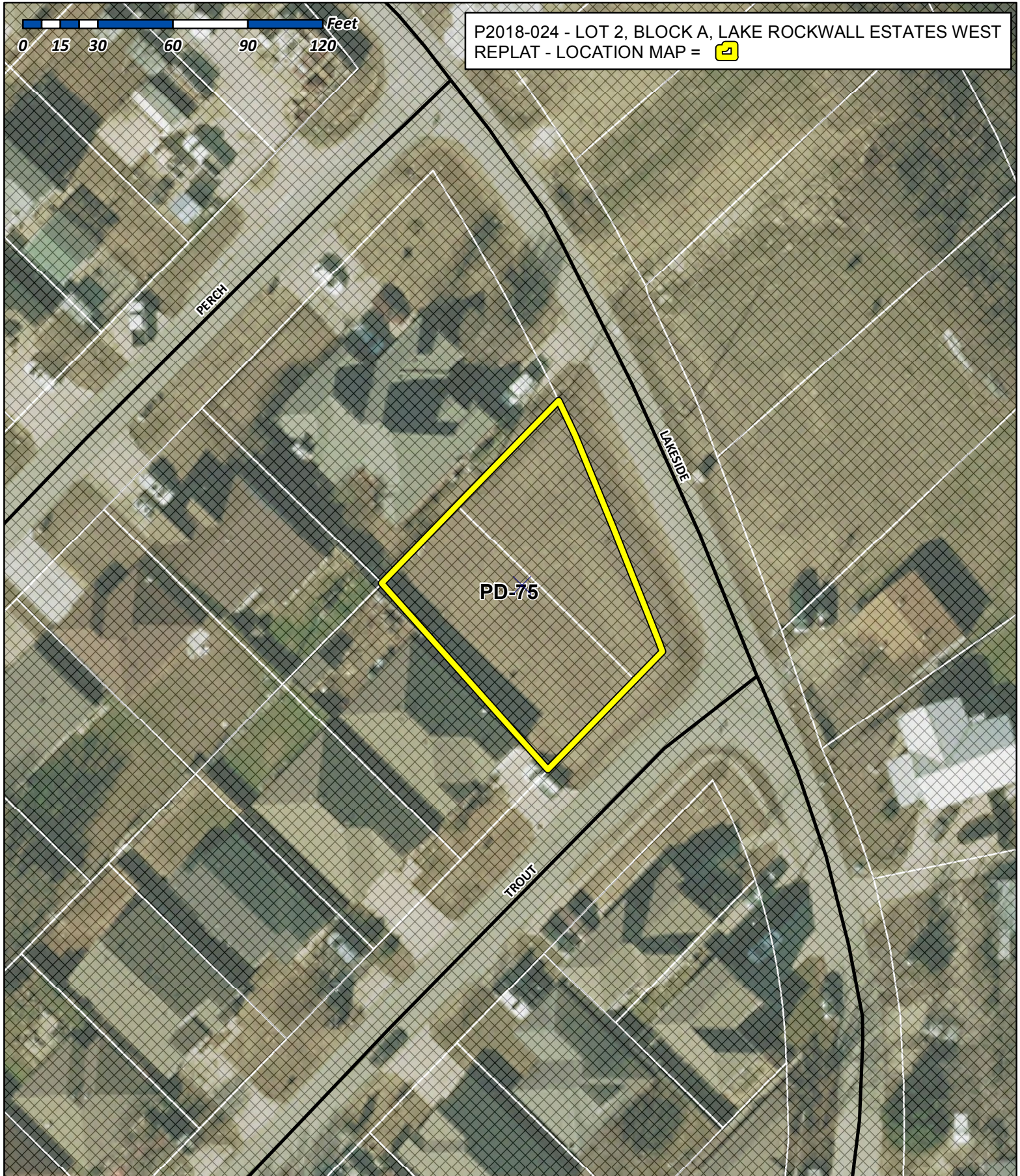
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.



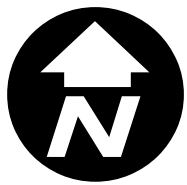
P2018-024 - LOT 2, BLOCK A, LAKE ROCKWALL ESTATES WEST
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, KEVIN OSORNIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

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 ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 exaction's made herein.

KEVIN OSORNIO _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

This 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 eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO

City of Rockwall
Project Plan Review History



Project Number P2018-024	Owner KEVIN OSORNIO	Applied 8/15/2018 LM
Project Name Lot 2, Block K, Rockwall Lake Estates West	Applicant KEVIN OSORNIO	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

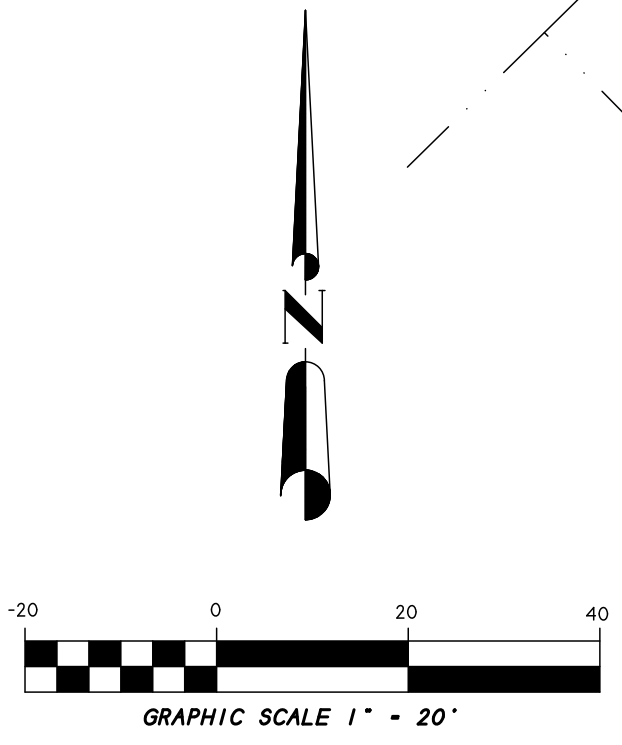
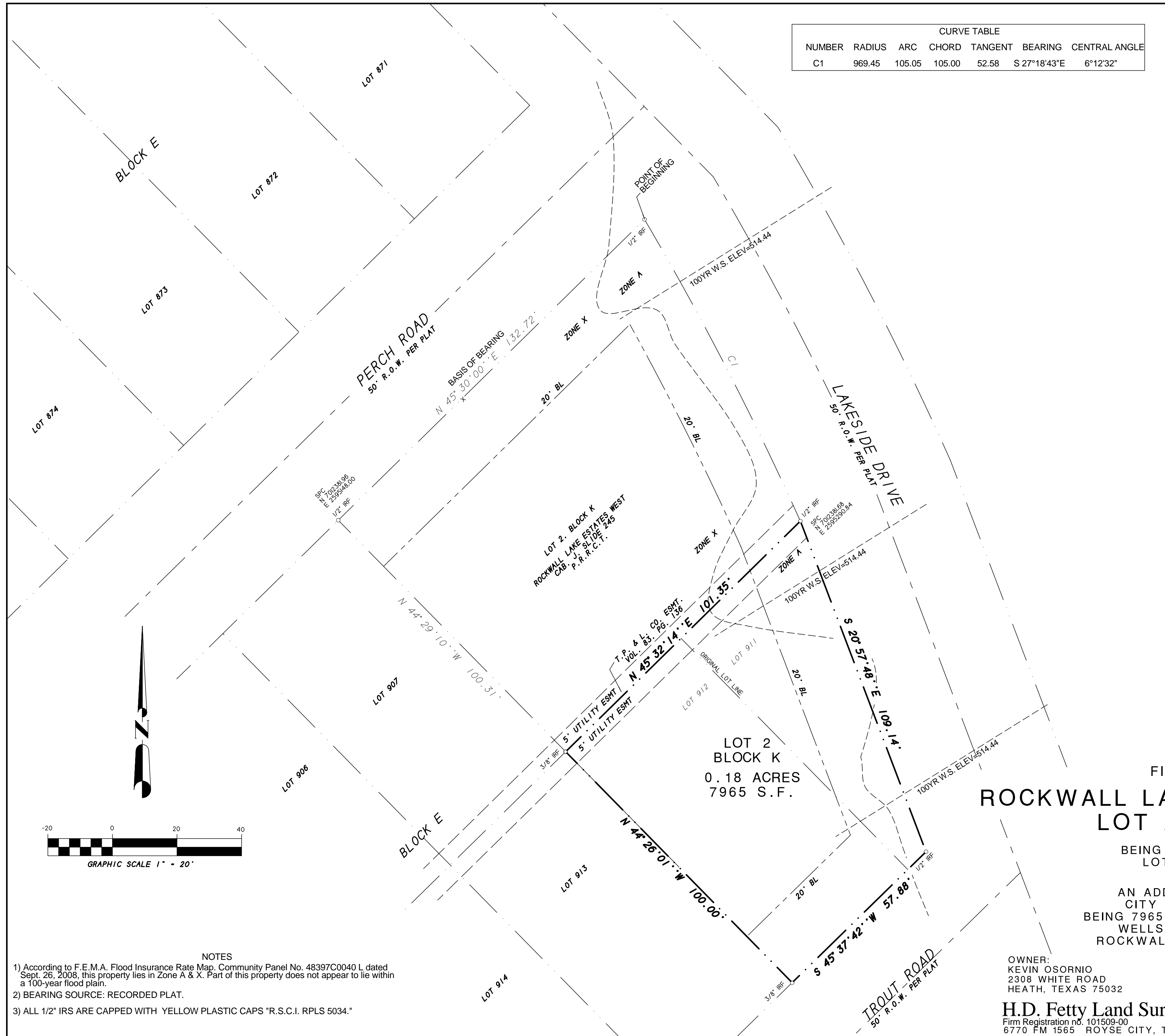
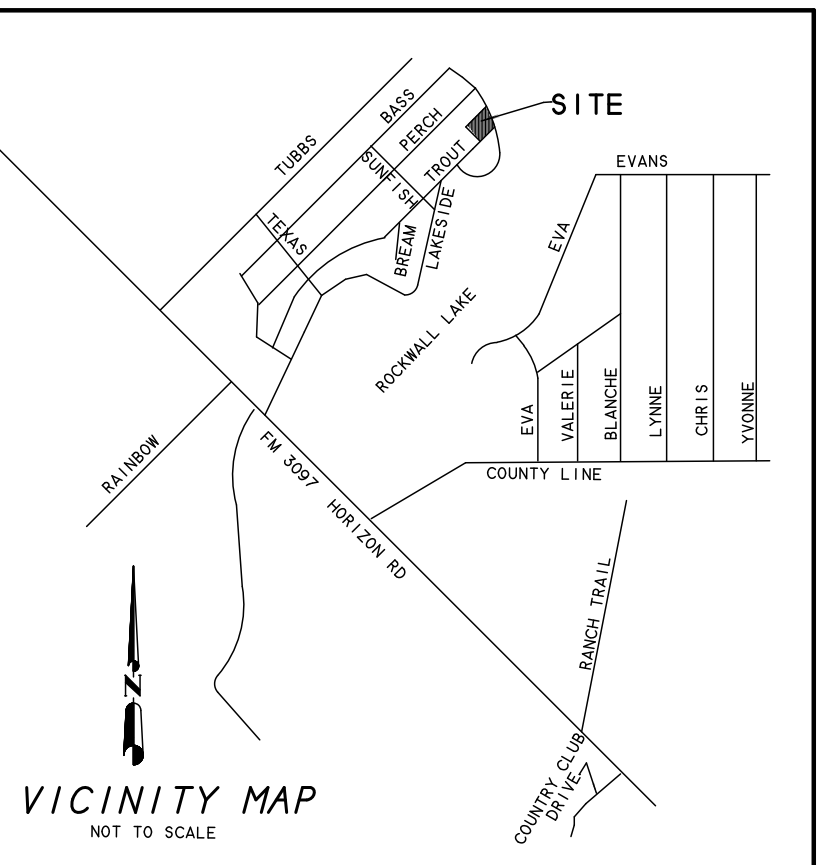
Site Address 630 TROUT DR	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision ROCKWALL LAKE ESTATES PH1	Tract 912	Block E	Lot No 912	Parcel No 5370-000E-0912-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
ENGINEERING (8/22/2018 10:53 AM SH) We need a letter from the surveyor stating that the Floodplane boundary is where this shows since it differs from our maps.	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	COMMENTS	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
GIS	Lance Singleton	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
PLANNING	Korey Brooks	8/15/2018	8/22/2018	8/21/2018	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-024 Lot 2, Block K, Rockwall Lake Estates West Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Kevin Osornio for the approval of a replat for Lot 2, Block K, Rockwall Lake Estates West Addition, being a .018-acre tract of land currently identified as Lots 911 & 912, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 630 & 638 Trout Road.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-024) in the lower right hand corner of all pages on future submittals.						
M.4 Please label the point of beginning						
M.5 Please tie two corners to state plane coordinates.						
M.6 Please check your last callout (adjacent to Trout Road). It doesn't seem to match the legal description.						
M.7 This lot will have to comply with the SF-7 development standards for construction of a new home.						
I.8 A flood study may be required if the floodplain is disturbed.						
M.9 In a response letter, please indicate which direction the home will face.						
I.10 Please note the side setback of 5-feet						
M.11 No structures in easements.						
M.12 Note that the min dwelling area is 1,100 SF.						
I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by as soon as possible. The Planning and Zoning Meeting for this case is August 28, 2018.						
I.14 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.						

CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



**FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K**

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AN ADDITION TO THE
CITY OF ROCKWALL
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ROCKWALL COUNTY, TEXAS

OWNER:
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H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE	JULY 30, 2018
SCALE	1" = 20'
CLIENT	OSORNIO
FILE #	20050147-RP

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

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 ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 exaction's made herein.

KEVIN OSORNIO _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

This 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 eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO