



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-025 P&Z DATE 6/25/19 CC DATE 7/9/2019 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 checked="" type="checkbox"/> RECEIPT
<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 ON
PLANNING & ZONING CASE NO. P2019-025

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 5508, Cambria

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

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]

<input type="checkbox"/> Owner	<u>Steve Howell</u>	<input type="checkbox"/> Applicant	_____
Contact Person	<u>Steve</u>	Contact Person	_____
Address	<u>5508 CAMBRIA</u>	Address	_____
City, State & Zip	<u>Rockwall 75032</u>	City, State & Zip	_____
Phone	<u>972 427 6600</u>	Phone	_____
E-Mail	<u>STEVE-HOWELL@ATT.NET</u>	E-Mail	_____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20____.

Owner's/Applicant's Signature Steve Howell

Notary Public in and for the State of Texas _____

My Commission Expires _____



**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: 6/17/2019

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, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/25/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 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: P2019-025
Project Name: 5505 Cambria Drive
Project Type: PLAT
Applicant Name: STEVE HOWELL
Owner Name: HOWELL, STEVE & SHARON
Project Description:



RECEIPT

Project Number: P2019-025
Job Address: 5508 CAMBRIA DR
ROCKWALL, TX 75032

Receipt Number: B85627

Printed: 6/18/2019 10:17 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 300.00

Total Fees Paid:

\$ 300.00

Date Paid: 6/18/2019 12:00:00AM

Paid By: STEVE HOWELL

Pay Method: CHECK 1171

Received By: LM

City of Rockwall Project Plan Review History



Project Number P2019-025	Owner HOWELL, STEVE & SHARON	Applied 6/6/2019	LM
Project Name 5505 Cambria Drive	Applicant STEVE HOWELL	Approved	
Type PLAT		Closed	
Subtype MINOR		Expired	
Status Staff Review		Status	
 Site Address 5508 CAMBRIA DR		City, State Zip ROCKWALL, TX 75032	
 Subdivision CHANDLERS LANDING PH 10		Tract 24	Block B
		Lot No 24	Parcel No 3350-000B-0024-00-0R
			General Plan
			Zoning

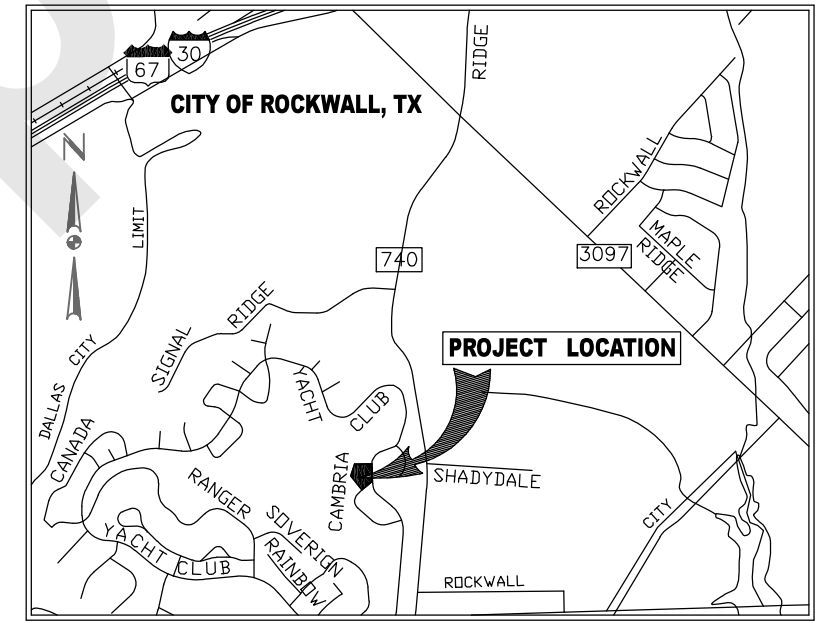
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/6/2019	6/13/2019	6/17/2019	11	APPROVED	
ENGINEERING (6/21/2019 1:40 PM SH) - Must show floodplain cross sections and labels. - Add notes after the paragraph that starts with, "after the developer..." 7. Property owner shall maintain, repair, and replace all drainage/and detention easements 8. No building/structure/pools allowed in flood plain.	Sarah Hager	6/6/2019	6/13/2019	6/21/2019	15	COMMENTS	
FIRE	Ariana Hargrove	6/6/2019	6/13/2019	6/27/2019	21	APPROVED	
GIS	Lance Singleton	6/6/2019	6/13/2019				
PLANNING	David Gonzales	6/6/2019	6/13/2019	6/21/2019	15	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(6/21/2019 10:45 AM DG)						<p data-bbox="159 168 590 201">MINOR PLAT CONDITIONS/COMMENTS:</p> <p data-bbox="159 233 1919 298">The following staff comments are to be addressed and resubmitted at your convenience Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:</p> <ol data-bbox="159 331 1398 428" style="list-style-type: none"> <li data-bbox="159 331 1398 363">1. Change Lot Number to Lot 26 (i.e. not 25-R). The City uses a sequential method for lot identification and not "R". <li data-bbox="159 365 743 397">2. Change lot number on plat to 26 (remove Lot 25-R). <li data-bbox="159 399 470 428">3. Correct title block to read: <p data-bbox="159 430 260 462">Final Plat</p> <p data-bbox="159 464 323 496">Lot 26, Block B</p> <p data-bbox="159 498 621 531">Chandlers Landing, Phase Ten, Section One</p> <p data-bbox="159 532 386 565">Being a Replat of</p> <ol data-bbox="159 566 806 599" style="list-style-type: none"> <li data-bbox="159 566 806 599">4. Page 2 - provide a legal description for the combined lots.

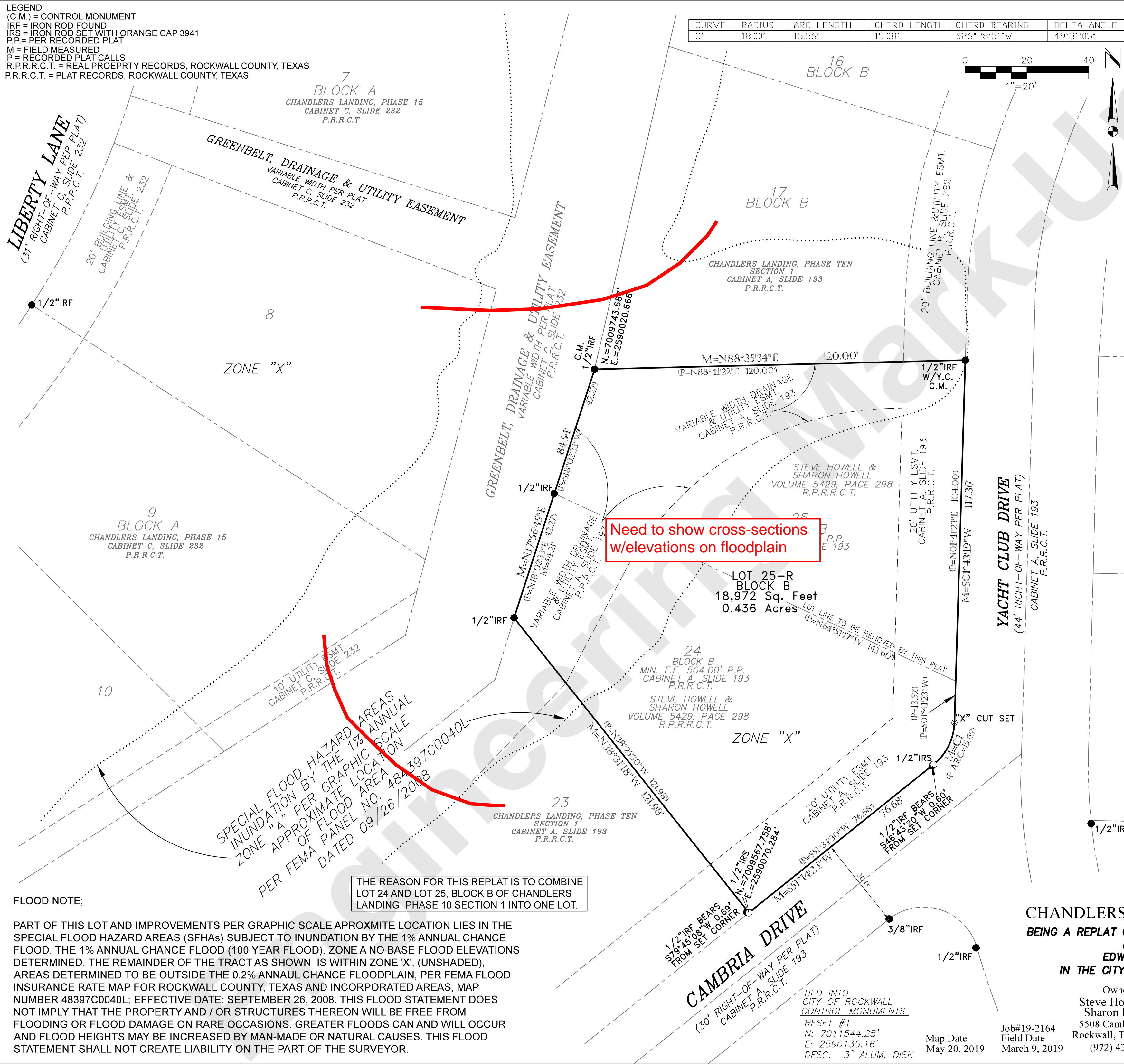
LEGEND:
 (C.M.) = CONTROL MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET WITH ORANGE CAP 3941
 PP = PER RECORDED PLAT
 M = FIELD MEASURED
 P = RECORDED PLAT CALLS
 R.P.R.C.T. = REAL PROEPRTY RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.00'	15.56'	15.08'	S26°28'51"W	49°31'05"

BASIS OF BEARING;
 GRID NORTH AS TIED INTO SMART NET NETWORK WITH RTK GPS UNIT, TEXAS STATE PLANE COORDINATES SYSTEM, USA NAD83 (US_NGS 2012), TEXAS NORTH CENTRAL ZONE 4202. COORDINATES SHOWN ARE IN GRID VALUES FEET.



19 VICINITY MAP NOT TO SCALE



Need to show cross-sections w/elevations on floodplain

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD). ZONE A NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE TRACT AS SHOWN IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48397C0040L; EFFECTIVE DATE: SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE 10 SECTION 1 INTO ONE LOT.

FLOOD NOTE:

PART OF THIS LOT AND IMPROVEMENTS PER GRAPHIC SCALE APROXMITTE LOCATION LIES IN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD). ZONE A NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE TRACT AS SHOWN IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48397C0040L; EFFECTIVE DATE: SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REPLAT
LOT 25-R, BLOCK B
CHANDLERS LANDING, PHASE TEN, SECTION 1
BEING A REPLAT OF LOT 24 AND LOT 25 BLOCK B, OF CHANDLERS LANDING, PHASE TEN, SECTION 1 EDWARD TEAL SURVEY, ABST. NO. 207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Steve Howell and Sharon Howell
 5508 Cambria Drive
 Rockwall, Texas 75032
 (972) 427-6600

Surveyor: Data Land Services Corp.
 T.X.B.P.L.S. FIRM NO.10183900
 P.O. Box 2110
 Forney, Texas 75126
 O. (972) 564-6166
 F. (972) 564-3079
 Email data Landservices@yahoo.com

Scale 1"=20'

Job#19-2164
 Field Date March 9, 2019
 Map Date May 20, 2019

Sheet 1 of 2

TIED INTO CITY OF ROCKWALL CONTROL MONUMENTS.
 RESET #1
 N: 7011544.25'
 E: 2590135.16'
 DESC: 3" ALUM. DISK

OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL;

WHEREAS, Steve Howell & Sharon Howell, being on the owners of a tract of land in the City of Rockwall, Rockwall County, Texas, said lots being described as follows;

Lots 24 and 25, Block B, CHANDLERS LANDING, PHASE TEN, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 193, Map Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners Steve Howell and Sharon Howell, of the land shown on this plat, hereby amends the plat of said Lot 24 and Lot 25, Block B and designate the replat lot to be Lot 25-R, Block B, of Chandlers Landing Phase Ten, Section 1 as shown hereon 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.

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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. We 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;

- 7. Property owner shall maintain, repair, and replace all drainage/and detention easements
8. No building/structure/pools allowed in flood plain.

We, my heirs, successors and assigns hereby waive any claim, damage, or cause of action and we may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, at _____, Texas, this ____ day of _____, 2019.

Steve Howell Sharon Howell

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steve Howell 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared Sharon Howell 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas

THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE 10 SECTION 1 INTO ONE LOT.

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

PRELIMINARY FOR REVIEW ONLY

William Davis Finney, Registered Professional Land Surveyor No. 3941

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019, by William Davis Finney.

Notary Public for the State of Texas

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2019.

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.

Director of Planning & Zoning

City Engineer



REPLAT
LOT 25-R, BLOCK B
CHANDLERS LANDING, PHASE TEN, SECTION 1
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Email dataandservices@yahoo.com

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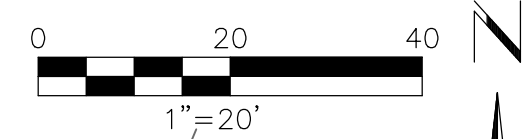
Map Date May 20, 2019

Job#19-2164
Field Date March 9, 2019

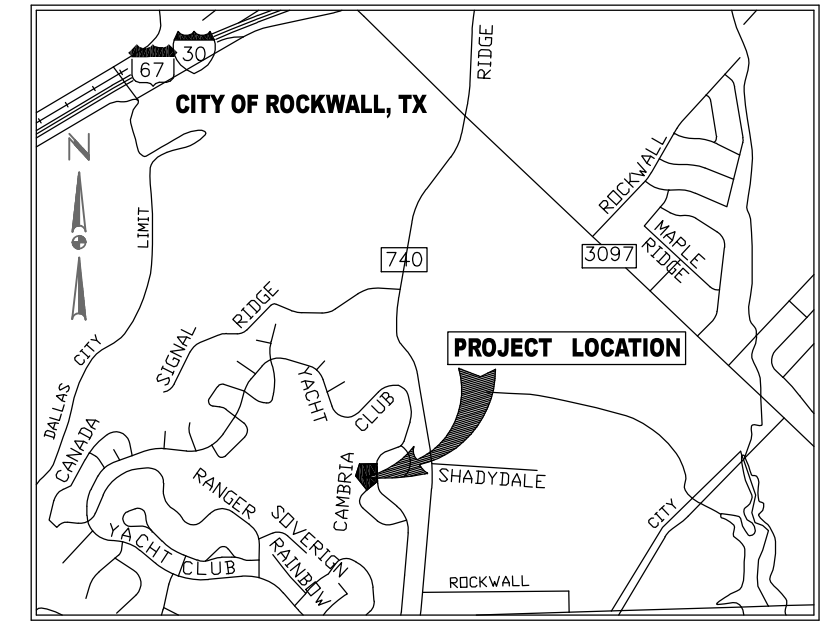
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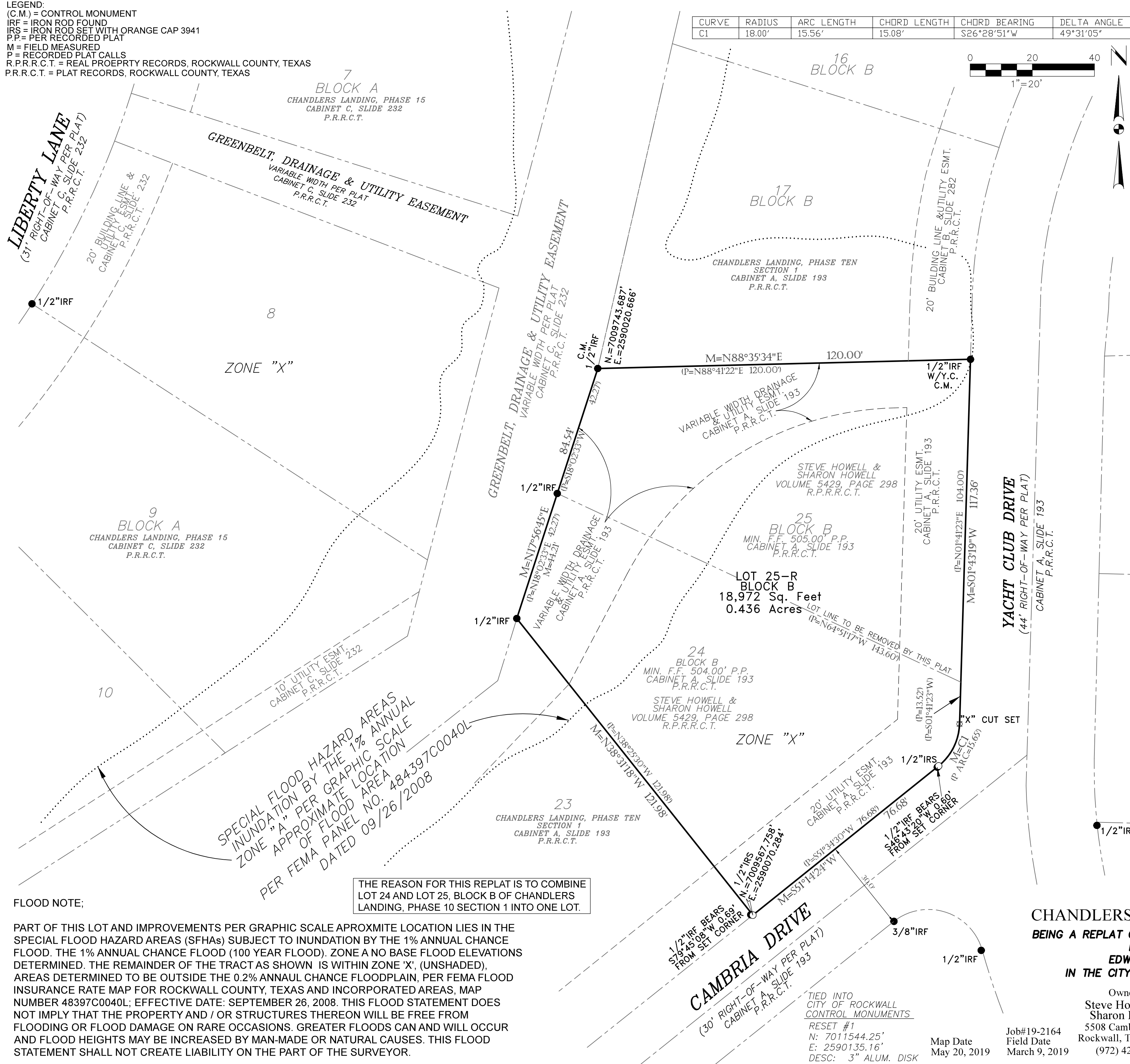
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 GRID NORTH AS TIED INTO SMART NET NETWORK
 WITH RTK GPS UNIT, TEXAS STATE PLANE
 COORDINATES SYSTEM, USA NAD83 (US_NGS
 2012), TEXAS NORTH CENTRAL ZONE 4202.
 COORDINATES SHOWN ARE IN GRID VALUES FEET.



19 VICINITY MAP
 NOT TO SCALE



SPECIAL FLOOD HAZARD AREAS
 INUNDATION BY THE 1% ANNUAL
 CHANCE FLOOD, ZONE "A", PER GRAPHIC SCALE
 APPROXIMATE LOCATION
 OF FLOOD AREA
 PER FEMA FLOOD INSURANCE RATE MAP NO. 484397C0040L
 DATED 09/26/2008

THE REASON FOR THIS REPLAT IS TO COMBINE
 LOT 24 AND LOT 25, BLOCK B OF CHANDLERS
 LANDING, PHASE TEN SECTION 1 INTO ONE LOT.

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 PART OF THIS LOT AND IMPROVEMENTS PER GRAPHIC SCALE APPROXIMATE LOCATION LIES IN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ZONE A NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE TRACT AS SHOWN IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48397C0040L; EFFECTIVE DATE: SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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LANDING, PHASE TEN, SECTION 1
EDWARD TEAL SURVEY, ABST. NO. 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
 Steve Howell and
 Sharon Howell
 5508 Cambria Drive
 Rockwall, Texas 75032
 (972) 427-6600

Surveyor:
 Data Land Services Corp.
 T.X.B.P.L.S. FIRM NO. 10183900
 P.O. Box 2110
 Forney, Texas 75126
 O. (972) 564-6166
 F. (972) 564-3079
 Email data Landservices@yahoo.com

Scale
 1"=20'

Job#19-2164
 Field Date
 March 9, 2019

Map Date
 May 20, 2019

Sheet 1 of 2

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 CITY OF ROCKWALL
 CONTROL MONUMENTS.
 RESET #1
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 E: 2590135.16'
 DESC: 3" ALUM. DISK

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COUNTY OF ROCKWALL;

WHEREAS, Steve Howell & Sharon Howell, being on the owners of a tract of land in the City of Rockwall, Rockwall County, Texas, said lots being described as follows;

Lots 24 and 25, Block B, CHANDLERS LANDING, PHASE TEN, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 193, Map Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners Steve Howell and Sharon Howell, of the land shown on this plat, hereby amends the plat of said Lot 24 and Lot 25, Block B and designate the replat lot to be Lot 25-R, Block B, of Chandlers Landing Phase Ten, Section 1 as shown hereon 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. We further certify that all other parties who have a mortgage or lien interest in the Replat of Chnadlers Landing Phase Ten, Section 1 subdivision have been notified and signed this plat. I (we) 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. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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. We 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;

We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, at _____, Texas, this ____ day of _____, 2019.

Steve Howell Sharon Howell

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steve Howell 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared Sharon Howell 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

PRELIMINARY FOR REVIEW ONLY

William Davis Finney, Registered Professional Land Surveyor No. 3941

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019, by William Davis Finney.

Notary Public for the State of Texas

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2019.

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.

Director of Planning & Zoning

City Engineer

REPLAT
LOT 25-R, BLOCK B
CHANDLERS LANDING, PHASE TEN, SECTION 1
BEING A REPLAT OF LOT 24 AND LOT 25 BLOCK B, OF CHANDLERS LANDING, PHASE TEN, SECTION 1
EDWARD TEAL SURVEY, ABST. NO. 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Steve Howell and Sharon Howell
5508 Cambria Drive
Rockwall, Texas 75032
(972) 427-6600

Surveyor:
Data Land Services Corp.
T.X.B.P.L.S. FIRM NO.10183900
P.O. Box 2110
Forney, Texas 75126
O. (972) 564-6166
F. (972) 564-3079
Email dataandservices@yahoo.com

Scale
1"=20'

Sheet 2 of 2



THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE 10 SECTION 1 INTO ONE LOT.

TIED INTO
CITY OF ROCKWALL
CONTROL MONUMENTS
RESET #1
N: 7011544.25'
E: 2590135.16'
DESC: 3" ALUM. DISK

Map Date
May 20, 2019

Job#19-2164
Field Date
March 9, 2019



October 14, 2019

ATTN: STEVE HOWELL
STEVE HOWELL
5508 CAMBRIA,
Rockwall, TX 75032

RE: MINOR PLAT (P2019-025), 5505 Cambria Drive

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved administratively on 08/27/2019. The following is a record of all recommendations, voting records and conditions of approval:

Administrative Review:

On August 27, staff administratively approved the replat with conditions.

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, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a *Tax Receipt* indicating that the current years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

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.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.



Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX