



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P299-034 P&Z DATE 8/27/19 CC DATE 9/10/19 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO.

P2019-034

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*  
Spring M. White, PE, CFM

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: 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 1206, 1210, 1214, 1218, & 1222 Whisper Rock Drive

Subdivision Whisper Rock

Lot

29-33

Block

A

General Location North Side of Whisper Rock Drive

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Single Family Residential

Proposed Zoning PD

Proposed Use Single Family Residential

Acreage 1.177

Lots [Current]

5

Lots [Proposed]

5

[] **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 RRDC, LTD

Applicant Engineering Concepts

Contact Person Scott Lewis

Contact Person Matt Atkins

Address 900 Heathland Crossing

Address 201 Windco Circle

Suite 100

City, State & Zip Heath, TX 75032

City, State & Zip Wylie, TX 75098

Phone 2146688321

Phone 9729418410

E-Mail scottlewishomes@gmail.com

E-Mail matt@ecdip.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared MATT ATKINS [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 \$ 150.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of August, 20 19. 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."

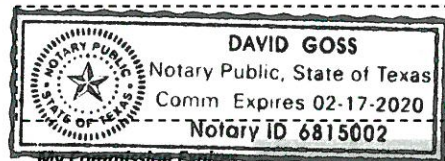
Given under my hand and seal of office on this the 16 day of August, 20 19.

Owner's/Applicant's Signature

*[Signature]*

Notary Public in and for the State of Texas

*[Signature]*





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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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:** 8/19/2019

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, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 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:** P2019-034  
**Project Name:** Lots 29-33, Block A, Whisper Rock  
**Project Type:** PLAT  
**Applicant Name:** ENGINEERING CONCEPTS  
**Owner Name:** [OWNER]  
**Project Description:**





# RECEIPT

Project Number: P2019-034  
Job Address: WHISPER ROCK DRIVE  
Rockwall, TX 75032

Receipt Number: B86422

Printed: 8/21/2019 4:03 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 150.00

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**Total Fees Paid:**

**\$ 150.00**

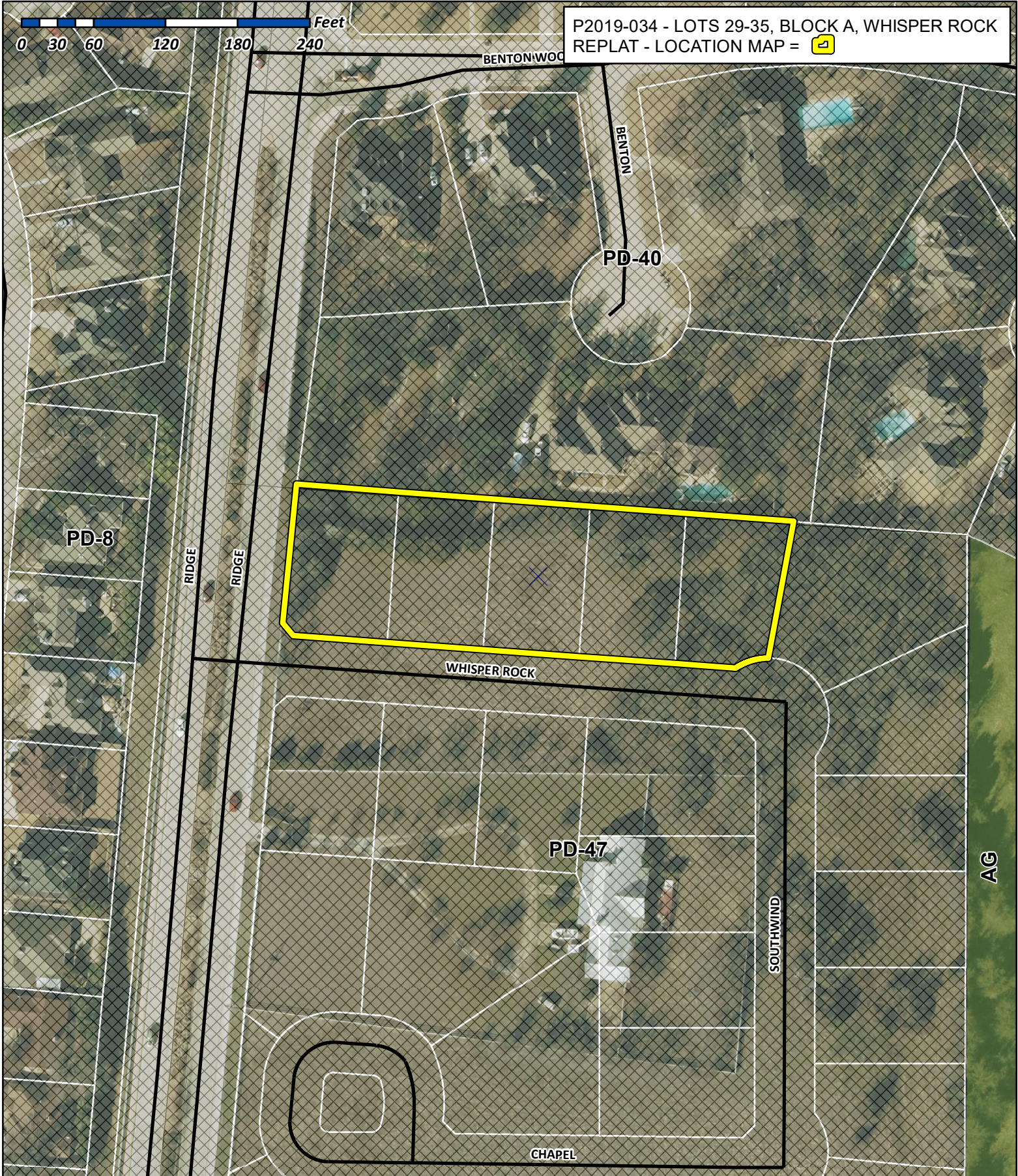
Date Paid: 8/22/2019 12:00:00AM

Paid By: ENGINEERING CONCEPTS

Pay Method: CHECK 14788

Received By: LM





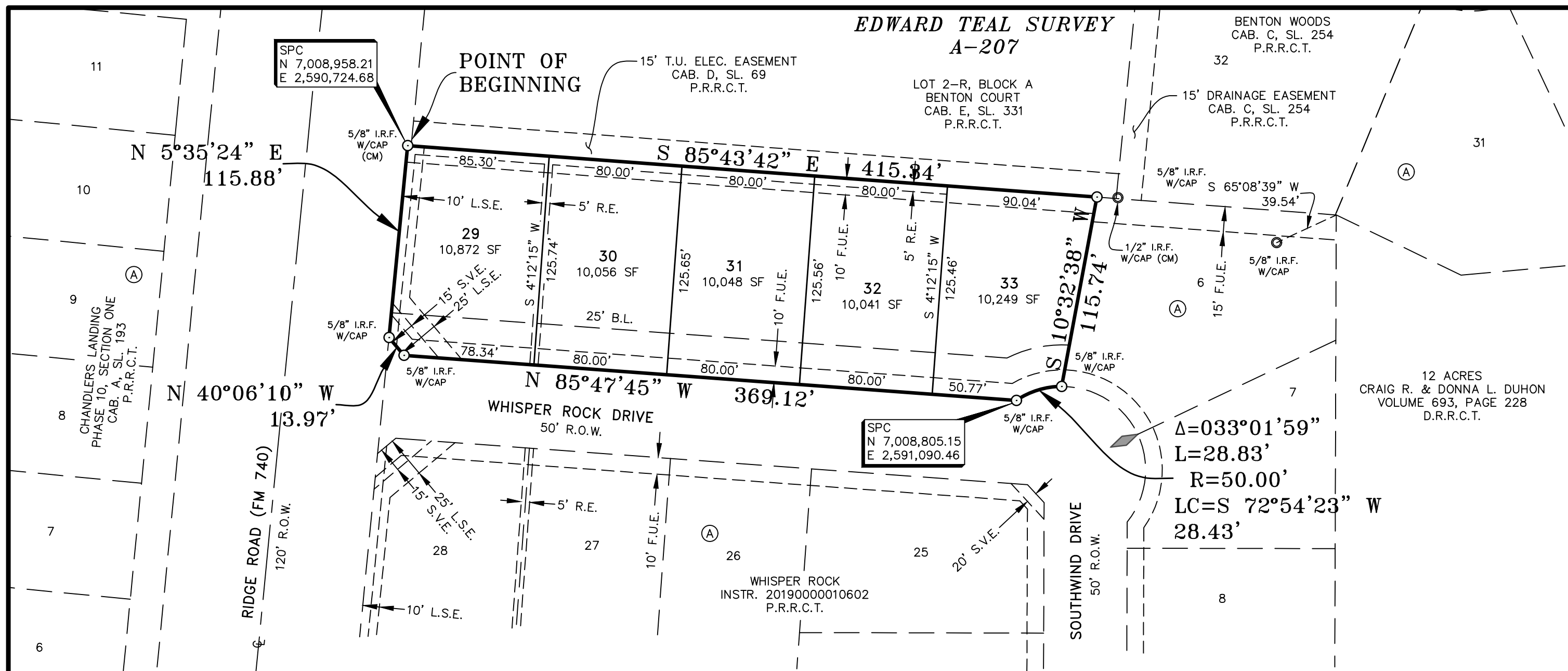
# City of Rockwall

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

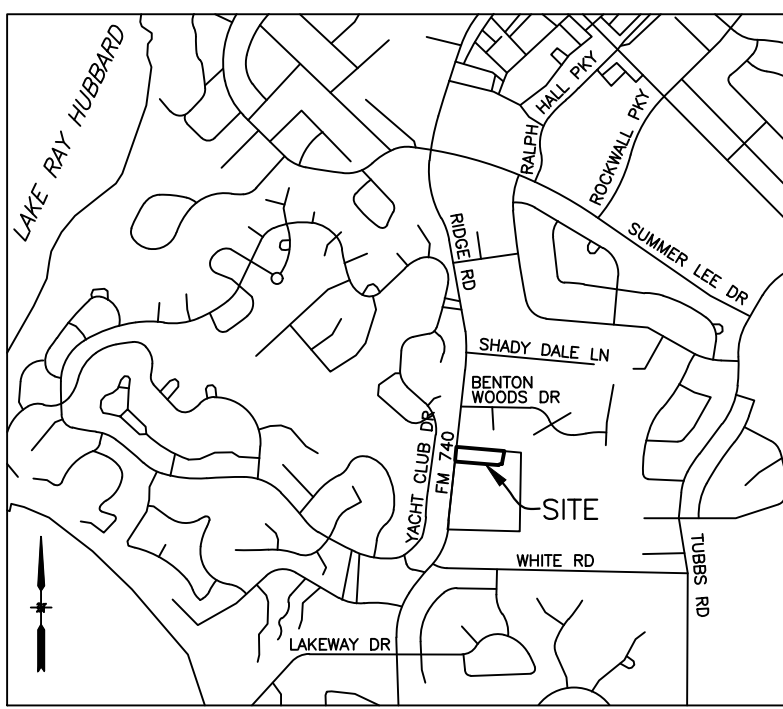
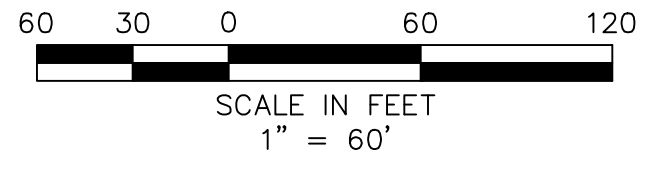
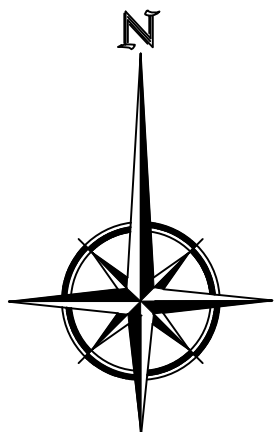
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







LEGEND	
5/8" I.R.F. W/CAP	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◊	INDICATES CHANGE IN STREET NAME



VICINITY MAP  
N.T.S.

Notes:

- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
- The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
- The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts and Landscape Easements.
- The purpose of this Amending Plat is to change the Franchise Utility Easement along the north side of Lots 29-33 from 15 feet to 10 feet.

OWNER  
**RRDC, LTD.**  
900 HEATHLAND CROSSING  
HEATH, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426

AMENDING PLAT  
**WHISPER ROCK**  
LOTS 29-33, BLOCK A  
BEING  
5 SINGLE FAMILY LOTS  
ZONED: PD-47  
1.177 ACRES  
SITUATED IN THE  
EDWARD TEAL SURVEY, A-207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

REV:  
DATE: 08/15/2019 CASE: P201-\_\_\_\_ SHEET 1 OF 2



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING a 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded in Instrument 2019000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northwest corner of said Lot 1, said corner being in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East, along the north line of said Lots 1 through 5, Block A and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69 (PRRCT), a distance of 415.34 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, whose chord bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right-of-way line of Whisper Rock Drive, a 50 ft. right-of-way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 369.12 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 13.97 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east line of said Ridge Road

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, LOTS 29-33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29-33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does 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. RRDC, LTD. also understands 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.

Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

RRDC, LTD. further acknowledges 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; RRDC, LTD., its successors and assigns hereby waive any claim, damage, or cause of action that it may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

BY: Scott Lewis, Manager

FOR: (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_ 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
My Commission Expires:

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

SURVEYOR'S CERTIFICATE

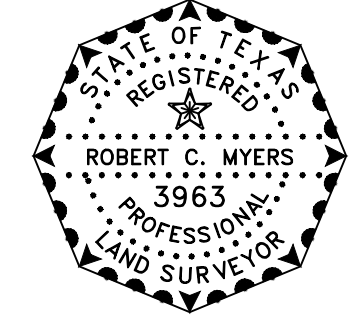
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of WHISPER ROCK, LOTS 29-33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council 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.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

AMENDING PLAT

WHISPER ROCK
LOTS 29-33, BLOCK A

BEING

5 SINGLE FAMILY LOTS
ZONED: PD-47
1.177 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV:
DATE: 08/15/2019 CASE: P201-\_\_\_ SHEET 2 OF 2



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** August 27, 2019  
**APPLICANT:** Matt Atkins; *Engineering Concepts*  
**CASE NUMBER:** P2019-034; *Lots 29-33, Block A, Whisper Rock Addition*

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### **SUMMARY**

Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 1.177-acre tract of land [*i.e. Lot 29-33, Block A, Whisper Rock Addition*] for purpose of establishing a franchise utility easement along the north property line of the existing single family lots [*i.e. Lots. 1-5, Block A, Whisper Rock Addition*]. The *subject property* is zoned Planned Development District 47 (PD-47) and addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive.
- On June 7, 1999, the City Council approved Planned Development District 47 (PD-47) [*i.e. Ordinance No. 99-17*] to allow single-family residential land uses on the *subject property*.
- On January 16, 2018, the City Council approved a preliminary plat [*P2017-066*] for 28 single-family residential lots within Planned Development District 47 (PD-47).
- On December 17, 2018, the City Council approved the final plat [*P2018-043*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for plats 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 *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 29-33, Block A, Whisper Rock Addition*, staff would propose the following conditions of approval:



- (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 plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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



<b>Project Number</b> P2019-034	<b>Owner</b>	<b>Applied</b> 8/19/2019 LM
<b>Project Name</b> Lots 29-33, Block A, Whisper Rock	<b>Applicant</b> ENGINEERING CONCEPTS	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> AMENDING		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> WHISPER ROCK DRIVE	<b>City, State Zip</b> Rockwall, TX 75032	<b>Zoning</b>
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<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
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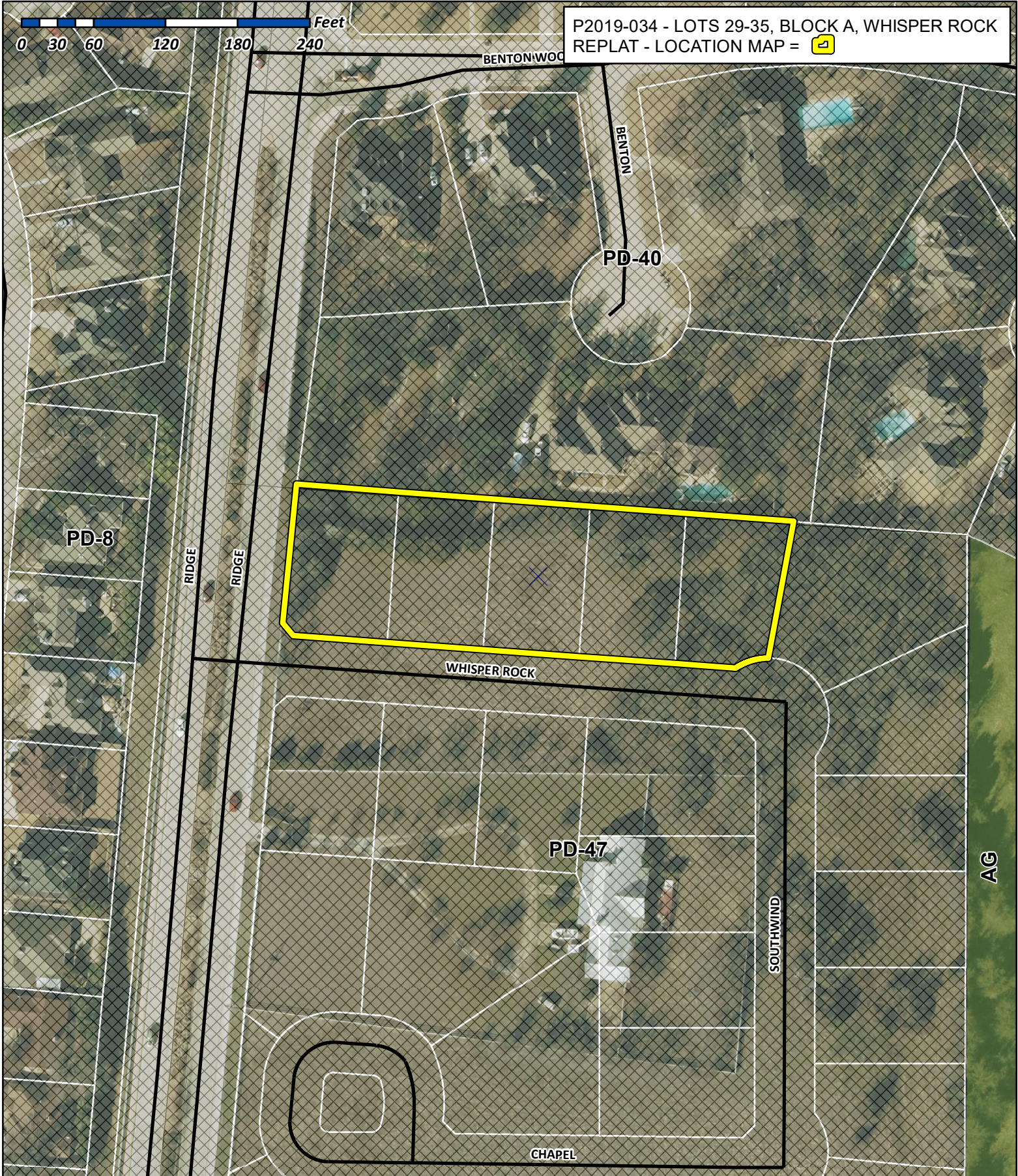
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	APPROVED	
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	David Gonzales	8/19/2019	8/26/2019	8/20/2019	1	COMMENTS	see comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(8/20/2019 4:38 PM DG)						
P2019-034: Replat – Whisper Rock Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1						This is a request for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive.
I.2						For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (P2019-034) in the lower right hand corner of all pages on future submittals
I.4						The final plat shall conform to all standards and requirements of the Planned Development District 47 (PD-47), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
M.5						Correct Title Block to read as follows: Final Plat WHISPER ROCK ADDITION Lots 29-33, Block A Being a replat of Lots 1-5, Block A, Whisper Rock Addition, 5 Single Family Lots, Zoned PD-47 Situated in the Edward Teal Survey, A-207 City of Rockwall, Rockwall County, Texas
I.6						Provide a label indicating Block 'A' for the five (5) lots being affected by this replat. The five (5) lots identified does not have this designation.
M.7						Provide a hatch for the 5-ft portion of the area being abandoned within the easement.
I.8						Notary certificate is not necessary when plat is stamped by surveyor.
I.9						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. Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.
I.10						The Planning and Zoning meeting will be held on August 27, 2019. This case will be on the Consent Agenda.
I.11						The City Council meeting will be held on September 3, 2019. This case will be on the Consent Agenda.
I.12						Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing
						I.13 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

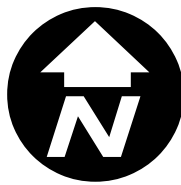




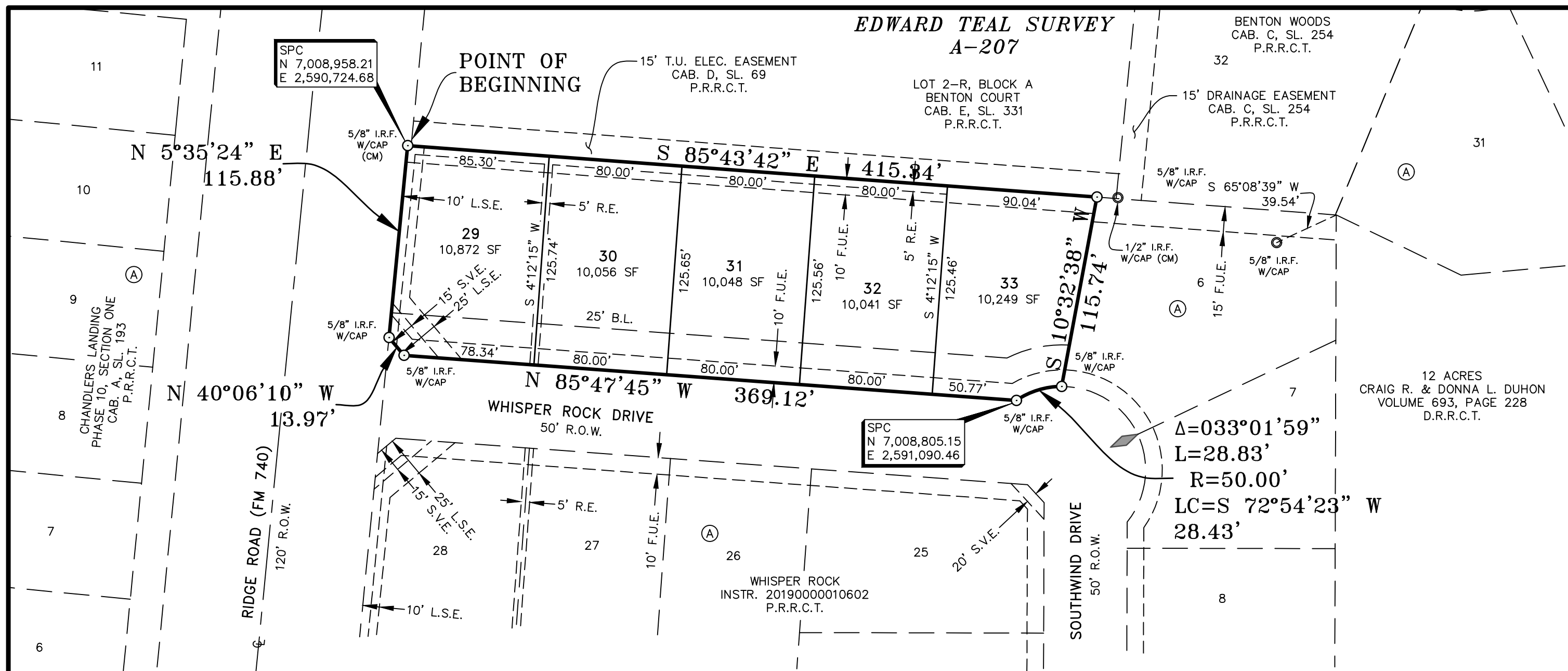
# City of Rockwall

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

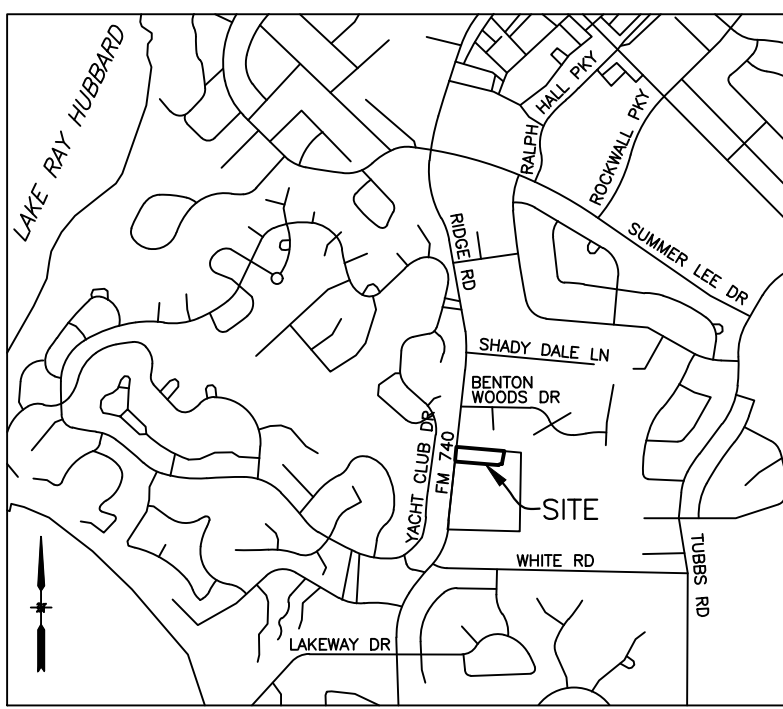
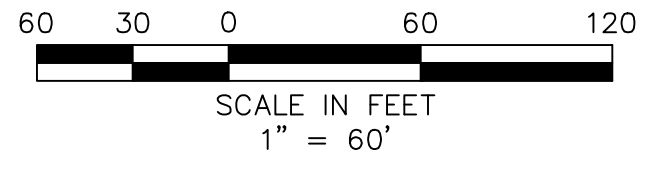
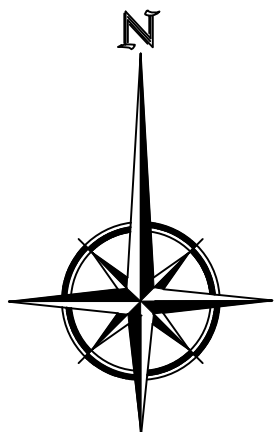
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







LEGEND	
5/8" I.R.F. W/CAP	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
	INDICATES CHANGE IN STREET NAME



VICINITY MAP  
N.T.S.

Notes:

- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
- The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
- The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts and Landscape Easements.
- The purpose of this Amending Plat is to change the Franchise Utility Easement along the north side of Lots 29-33 from 15 feet to 10 feet.

OWNER  
**RRDC, LTD.**  
900 HEATHLAND CROSSING  
HEATH, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426

AMENDING PLAT  
**WHISPER ROCK**  
LOTS 29-33, BLOCK A  
BEING  
5 SINGLE FAMILY LOTS  
ZONED: PD-47  
1.177 ACRES  
SITUATED IN THE  
EDWARD TEAL SURVEY, A-207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

REV:  
DATE: 08/15/2019 CASE: P201-\_\_\_\_ SHEET 1 OF 2

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING a 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded in Instrument 20190000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northwest corner of said Lot 1, said corner being in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East, along the north line of said Lots 1 through 5, Block A and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69 (PRRCT), a distance of 415.34 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, whose chord bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right-of-way line of Whisper Rock Drive, a 50 ft. right-of-way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 369.12 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 13.97 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east line of said Ridge Road

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, LOTS 29-33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29-33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does 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. RRDC, LTD. also understands 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.

Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

RRDC, LTD. further acknowledges 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; RRDC, LTD., its successors and assigns hereby waive any claim, damage, or cause of action that it may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

BY: Scott Lewis, Manager

FOR: (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_ 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
My Commission Expires:

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of WHISPER ROCK, LOTS 29-33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council 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.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

AMENDING PLAT

WHISPER ROCK
LOTS 29-33, BLOCK A

BEING

5 SINGLE FAMILY LOTS
ZONED: PD-47
1.177 ACRES

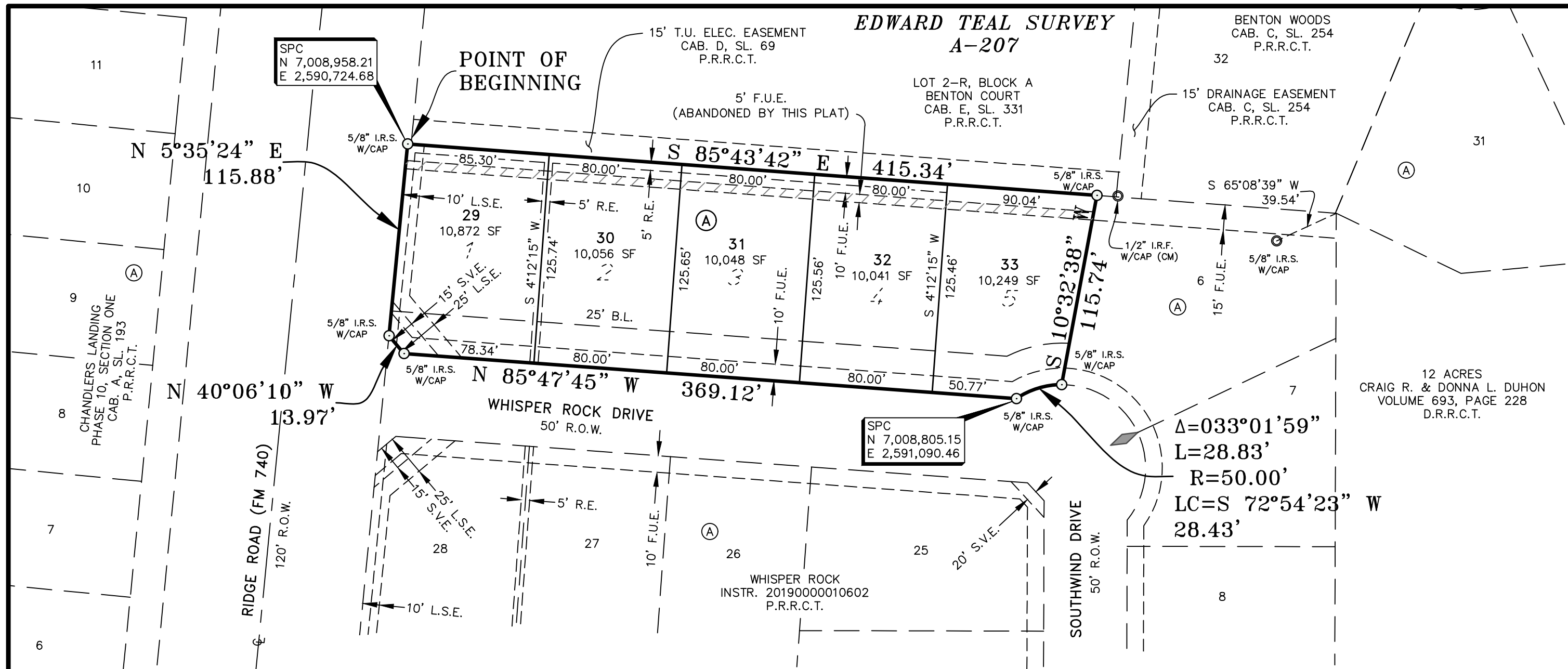
SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

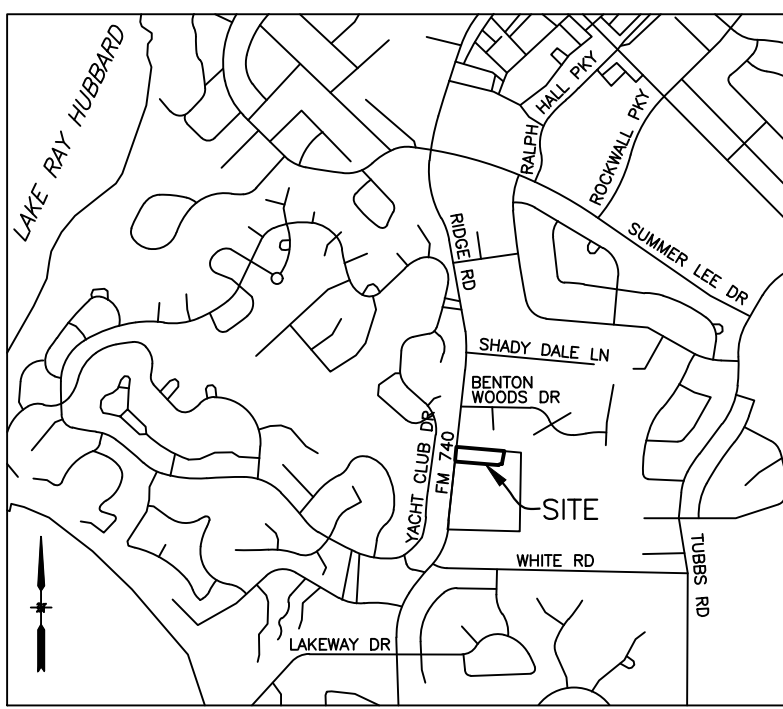
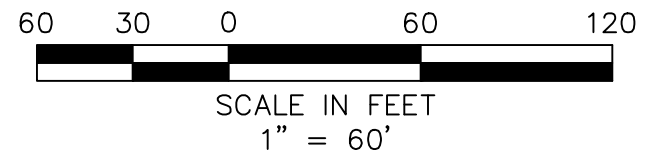
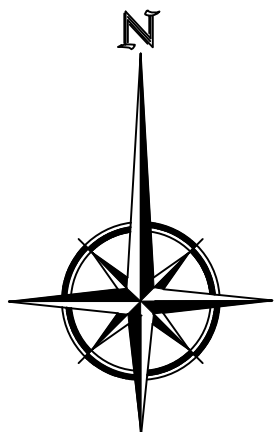
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV:
DATE: 08/15/2019 CASE: P201-\_\_\_ SHEET 2 OF 2





LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
	INDICATES CHANGE IN STREET NAME



Notes:

- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
- The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
- The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts and Landscape Easements.
- The purpose of this Amending Plat is to change the Franchise Utility Easement along the north side of Lots 29-33 from 15 feet to 10 feet.

OWNER  
**RRDC, LTD.**  
900 HEATHLAND CROSSING  
HEATH, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426C

FINAL PLAT  
**WHISPER ROCK**  
LOTS 29-33, BLOCK A  
BEING A REPLAT OF  
LOTS 1-5, BLOCK A, WHISPER ROCK ADDITION  
INSTR. 20190000010602, P.R.R.C.T.  
AND BEING  
1.177 ACRES  
5 SINGLE FAMILY LOTS  
ZONED: PD-47  
SITUATED IN THE  
EDWARD TEAL SURVEY, A-207 CITY OF  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: REV.: 08/23/2019  
DATE: 08/16/2019 CASE: P2019-034 SHEET 1 OF 2



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING a 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded as Instrument 2019000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said Lot 1;

THENCE South 85 degrees 43 minutes 42 seconds East, along the north line of said Lots 1 through 5, Block A and partly with the south line of Lot 2-R of the Replat of Benton Court, Lot 2-R and Lot 4, Block A, an Addition to the City of Rockwall recorded in Cabinet E, Slide 331 (PRRCT), a distance of 415.34 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, and a chord which bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right-of-way line of Whisper Rock Drive, a 50 ft. right-of-way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, and with the south lines of said Lots 5-1, respectively, a distance of 369.12 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at a cut back corner on said Lot 1;;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, and said Lot 1 a distance of 13.97 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at the most western southwest corner thereof, and being in the east right-of-way line of said Ridge Road;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the west line of said Lot 1 and the east Right -of-way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, LOTS 29-33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29-33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does 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. RRDC, LTD. also understands the following;

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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.

Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

RRDC, LTD. further acknowledges 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; RRDC, LTD., its successors and assigns hereby waive any claim, damage, or cause of action that it may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

BY: Scott Lewis, Manager

FOR: (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_ 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
My Commission Expires:

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426C

SURVEYOR'S CERTIFICATE

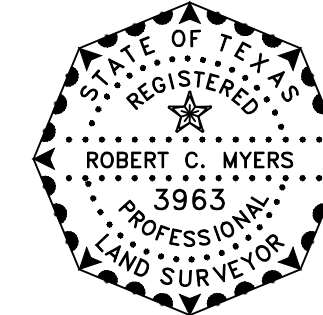
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of WHISPER ROCK, LOTS 29-33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council 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.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

WHISPER ROCK
LOTS 29-33, BLOCK A

BEING A REPLAT OF
LOTS 1-5, BLOCK A, WHISPER ROCK ADDITION
INSTR. 2019000010602, P.R.R.C.T.

AND BEING
1.177 ACRES
5 SINGLE FAMILY LOTS
ZONED: PD-47

SITUATED IN THE
EDWARD TEAL SURVEY, A-207 CITY OF
ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: REV.: 08/23/2019
DATE: 08/16/2019 CASE: P2019-034 SHEET 2 OF 2



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** September 3, 2019  
**APPLICANT:** Matt Atkins; *Engineering Concepts*  
**CASE NUMBER:** P2019-034; *Lots 29-33, Block A, Whisper Rock Addition*

---

### **SUMMARY**

Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 1.177-acre tract of land [*i.e. Lot 29-33, Block A, Whisper Rock Addition*] for purpose of establishing a franchise utility easement along the north property line of the existing single family lots [*i.e. Lots. 1-5, Block A, Whisper Rock Addition*]. The *subject property* is zoned Planned Development District 47 (PD-47) and addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive.
- On June 7, 1999, the City Council approved Planned Development District 47 (PD-47) [*i.e. Ordinance No. 99-17*] to allow single-family residential land uses on the *subject property*.
- On January 16, 2018, the City Council approved a preliminary plat [*P2017-066*] for 28 single-family residential lots within Planned Development District 47 (PD-47).
- On December 17, 2018, the City Council approved the final plat [*P2018-043*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for plats as stipulated by 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 *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

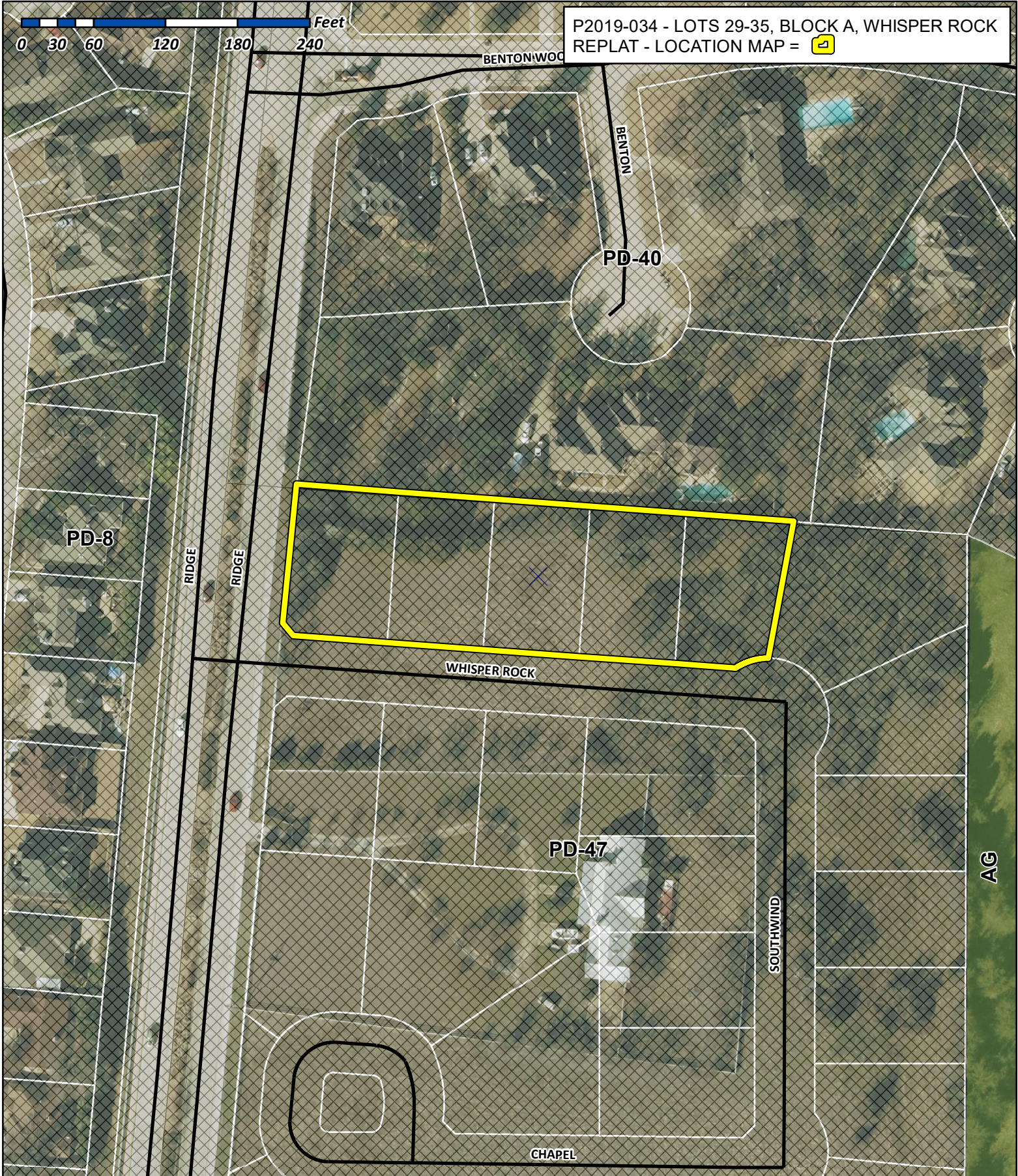
If the City Council chooses to approve the replat for *Lots 29-33, Block A, Whisper Rock Addition*, staff would propose the following conditions of approval:

- (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 plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 27, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5-0, with Commissioners Fishman and Womble absent.





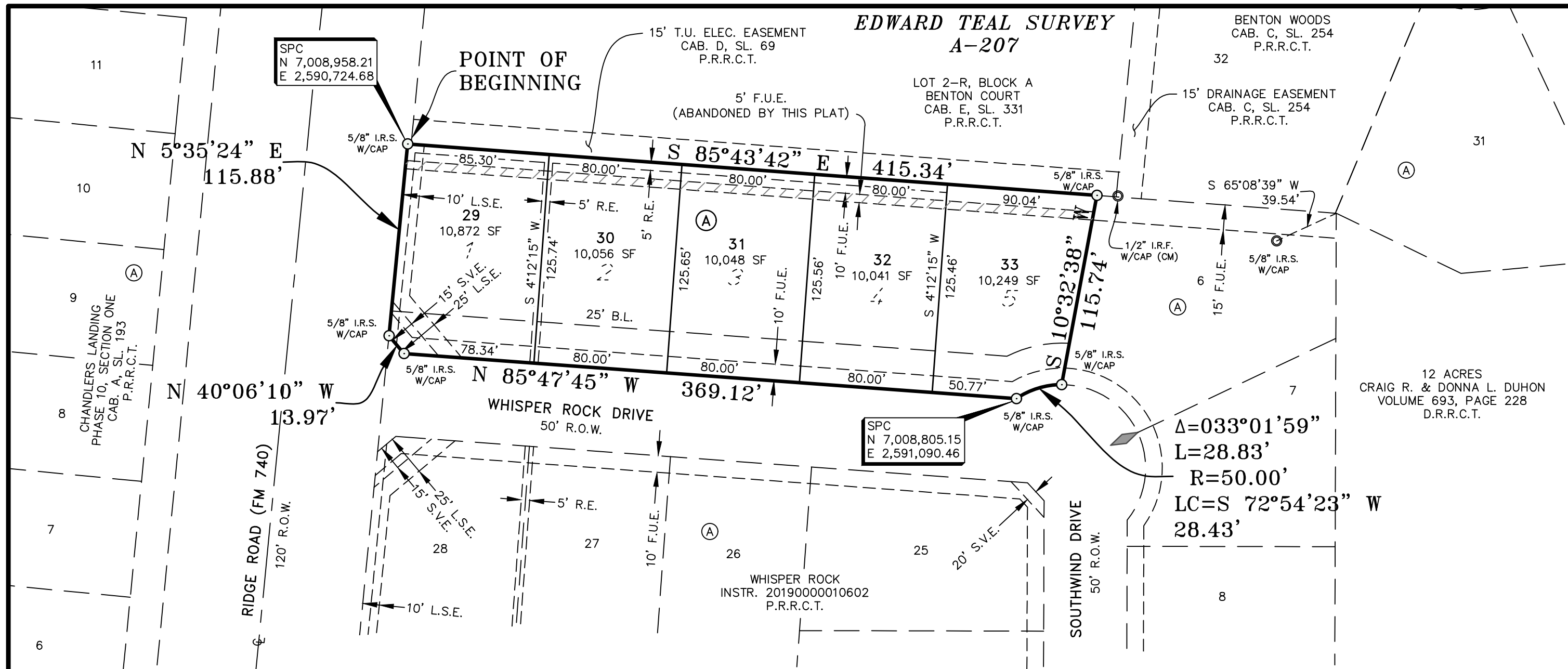
# City of Rockwall

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

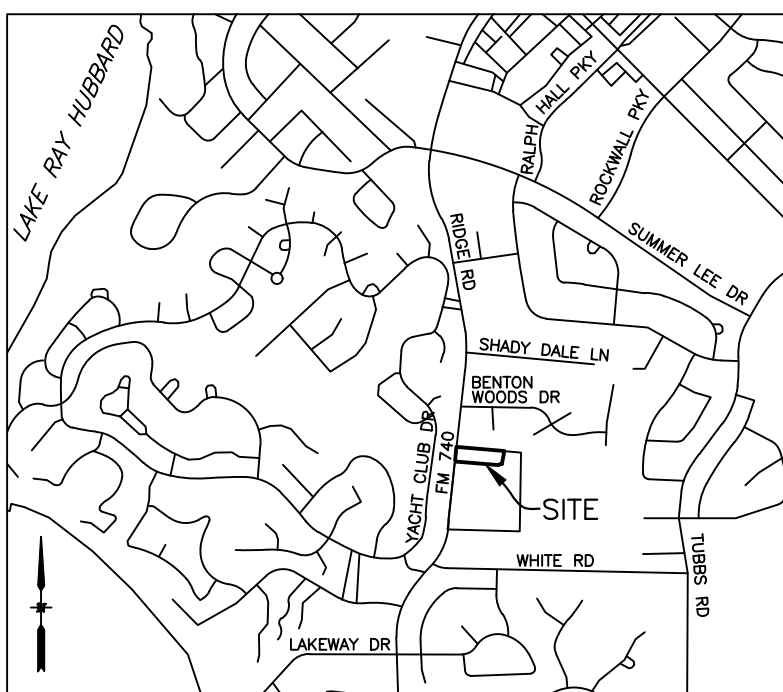
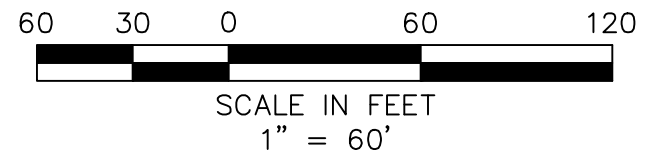
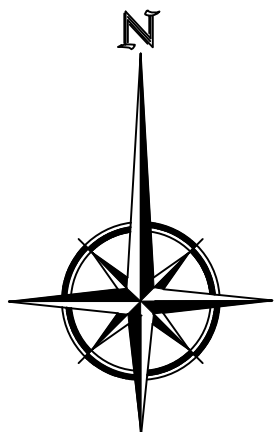
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
	INDICATES CHANGE IN STREET NAME



Notes:

- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
- The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
- The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts and Landscape Easements.
- The purpose of this Amending Plat is to change the Franchise Utility Easement along the north side of Lots 29-33 from 15 feet to 10 feet.

OWNER  
**RRDC, LTD.**  
900 HEATHLAND CROSSING  
HEATH, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426C

FINAL PLAT  
**WHISPER ROCK**  
LOTS 29-33, BLOCK A  
BEING A REPLAT OF  
LOTS 1-5, BLOCK A, WHISPER ROCK ADDITION  
INSTR. 2019000010602, P.R.R.C.T.  
AND BEING  
1.177 ACRES  
5 SINGLE FAMILY LOTS  
ZONED: PD-47  
SITUATED IN THE  
EDWARD TEAL SURVEY, A-207 CITY OF  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: REV.: 08/23/2019  
DATE: 08/16/2019 CASE: P2019-034 SHEET 1 OF 2



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING a 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded as Instrument 2019000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said Lot 1;

THENCE South 85 degrees 43 minutes 42 seconds East, along the north line of said Lots 1 through 5, Block A and partly with the south line of Lot 2-R of the Replat of Benton Court, Lot 2-R and Lot 4, Block A, an Addition to the City of Rockwall recorded in Cabinet E, Slide 331 (PRRCT), a distance of 415.34 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, and a chord which bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right-of-way line of Whisper Rock Drive, a 50 ft. right-of-way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, and with the south lines of said Lots 5-1, respectively, a distance of 369.12 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at a cut back corner on said Lot 1;;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, and said Lot 1 a distance of 13.97 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner at the most western southwest corner thereof, and being in the east right-of-way line of said Ridge Road;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the west line of said Lot 1 and the east Right -of-way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, LOTS 29-33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29-33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does 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. RRDC, LTD. also understands 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.

Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

RRDC, LTD. further acknowledges 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; RRDC, LTD., its successors and assigns hereby waive any claim, damage, or cause of action that it may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

BY: Scott Lewis, Manager

FOR: (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_ 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
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OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
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LAND SURVEYOR
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EMAIL: rcmsurveying@gmail.com
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SURVEYOR'S CERTIFICATE

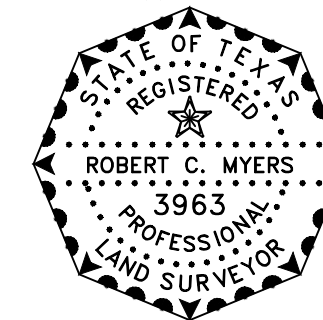
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of WHISPER ROCK, LOTS 29-33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council 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.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2019.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
WHISPER ROCK
LOTS 29-33, BLOCK A
BEING A REPLAT OF
LOTS 1-5, BLOCK A, WHISPER ROCK ADDITION
INSTR. 2019000010602, P.R.R.C.T.
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1.177 ACRES
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ZONED: PD-47

SITUATED IN THE
EDWARD TEAL SURVEY, A-207 CITY OF
ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE REV.: 08/23/2019
DATE: 08/16/2019 CASE: P2019-034 SHEET 2 OF 2



September 5, 2019

**ATTN: MATT ATKINS**  
ENGINEERING CONCEPTS  
201 WINDCO CIRCLE, SUITE 100  
Wylie, TX 75098

**RE: AMENDING PLAT (P2019-034), Lots 29-33, Block A, Whisper Rock**

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 09/03/2019. The following is a record of all recommendations, voting records and conditions of approval:

#### *CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the replat for Lots 29-33, Block A, Whisper Rock Addition, staff would propose the following conditions of approval:*

*(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 plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 27, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5-0, with Commissioners Fishman and Womble absent.*

#### *CITY COUNCIL:*

*On September 3, 2019, the City Council's motion to approve the replat with staff's conditions passed by a vote of 7-0.*

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, 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 1<sup>st</sup> 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, appearing to read 'David Gonzales', is written over the typed name and title.

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