



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-041 P&Z DATE 10/29/2019 CC DATE _____ 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 checked="" 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 ONLY

PLANNING & ZONING CASE NO. P2019-041

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]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 5808 Constellation

Subdivision CHANOLAS LANDING

Lot 12 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential PD-8

Current Use Residential PD-8

Proposed Zoning Residential PD-8

Proposed Use Residential PD-8

Acreage .19 Lots [Current]

Lots [Proposed] 1

[] **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner DAVID RAINS

Applicant

Contact Person Address 5808 Constellation

Contact Person Address ← SAME

City, State & Zip Rockwall TX 75082

City, State & Zip

Phone 214-335-9777

Phone

E-Mail DAR@SEARCHCF.COM

E-Mail

NOTARY VERIFICATION [REQUIRED]

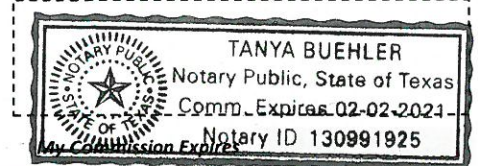
Before me, the undersigned authority, on this day personally appeared DAVIDA. RAINS [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of OCTOBER, 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 18th day of OCTOBER, 20 19.

Owner'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

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: 10/21/2019

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, 10/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 10/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 10/29/2019 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: P2019-041
Project Name: Lot 35, Block A, Chandlers Landing Phase 18
Project Type: PLAT
Applicant Name: DAVID RAINS
Owner Name: DAVID RAINS
Project Description:



RECEIPT


Project Number: P2019-041
Job Address: 5808 CONSTELLATION CIR
ROCKWALL, TX 75032

Receipt Number: B87135
Printed: 10/21/2019 10:33 am

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

Total Fees Paid: \$ 300.00
Date Paid: 10/21/2019 12:00:00AM
Paid By: ABL FACTORING, INC
Pay Method: CHECK 002216
Received By: LM



P2019-041 - LOT 35, BLOCK A, CHANDLERS LANDING PHASE 18 SECTION 2
REPLAT - LOCATION MAP = 



City of Rockwall

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

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



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DAVID RAINS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving right-of-way line of Constellation Circle, a variable width right-of-way, said point being at the east corner of said Lot 12 and the southwest corner of said Lot 34, Block A;

THENCE in a southwesterly direction along a curve to the left having a central angle of 48 deg. 48 min. 08 sec., a radius of 41.35 feet, a tangent of 18.85 feet, a chord of S. 25 deg. 46 min. 47 sec. W., 34.33 feet, along said right-of-way line, an arc distance of 35.39 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 10 deg. 19 min. 54 sec., a radius of 19.00 feet, a tangent of 1.72 feet, a chord of S. 06 deg. 14 min. 21 sec. W., 3.42 feet, along said right-of-way line, an arc distance of 3.43 feet to an "X" found chiseled in concrete for corner at the southeast corner of Lot 12 and northeast corner of Lot 13;

THENCE N. 72 deg. 07 min. 01 sec. W. along the northeast boundary line of Lot 13, a distance of 102.87 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 13;

THENCE N. 17 deg. 52 min. 59 sec. E. along said take line and the northwest line of Lot 12, a distance of 58.24 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 49 sec. E. along said take line and the northwest line of Lot 12, a distance of 46.04 feet to a 1/2" iron rod found for corner;

THENCE N. 57 deg. 24 min. 55 sec. E. along said take line and north line of Lot 12, a distance of 14.00 feet to a 1/2" iron rod found for corner at the north corner of Lot 12 and the northwest corner of Lot 34;

THENCE S. 33 deg. 42 min. 27 sec. E. a distance of 125.10 feet to the POINT OF BEGINNING and containing 8,265 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an Addition 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

DAVID RAINS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID RAINS 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 _____, _____.

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 CAROL INMAN 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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV	CABLE
TEL	TEL
PH	PH
PP	PP
POWER	POWER
FIRE	FIRE
HYDRANT	HYDRANT
POLE	POLE
1/2" IRF	1/2" IRF
IRON ROD FOUND	IRON ROD FOUND
1 CORNER	1 CORNER
ELEC.	ELEC.
METER	METER
WATER	WATER
METER	METER
LP	LP
LIGHT	LIGHT
POLE	POLE
AS/C	AS/C
AIR COND.	AIR COND.
UNIT	UNIT
PROPANE	PROPANE
TANK	TANK
---X---	EASEMENT LINE
---	POLE/TY. LINES

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

CITY CASE NO. P2019-

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.



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: November 4, 2019
APPLICANT: David Rains
CASE NUMBER: P2019-041; *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*

SUMMARY

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single-family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 12, Block A, Chandler's Landing, Phase 18, Section 2 Addition*) into Lot 35, Block A, Chandler's Landing Phase 18, Section 2 for the purpose of abandoning a portion of a sanitary sewer easement.
- The subject property was annexed in 1973 [*Ordinance No. 73-42*], is zoned as Planned Development District 8 (PD-8) for single-family land uses, and is addressed as 5808 Constellation Circle.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final 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 *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*, 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 October 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 7-0.



P2019-041 - LOT 35, BLOCK A, CHANDLERS LANDING PHASE 18 SECTION 2
REPLAT - LOCATION MAP = 



City of Rockwall

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

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



LAKE RAY HUBBARD
CITY OF DALLAS

SPC
N 7009186.44
E 2586444.08

UTILITY EASEMENT
CAB. C. SLIDE 46

LOT 34, BLOCK A
CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET 1, SLIDE 99
P.R.R.C.T.

LOT 35
BLOCK A
0.19 ACRES
8,265 S.F.

SPC
N 7009048.06
E 2586498.20

LOT 13
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.

LOT 23
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.

CURVE TABLE

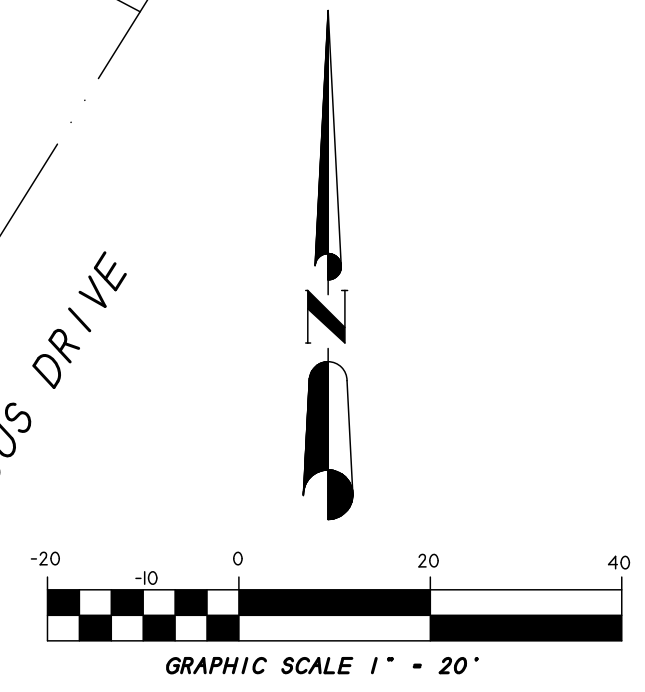
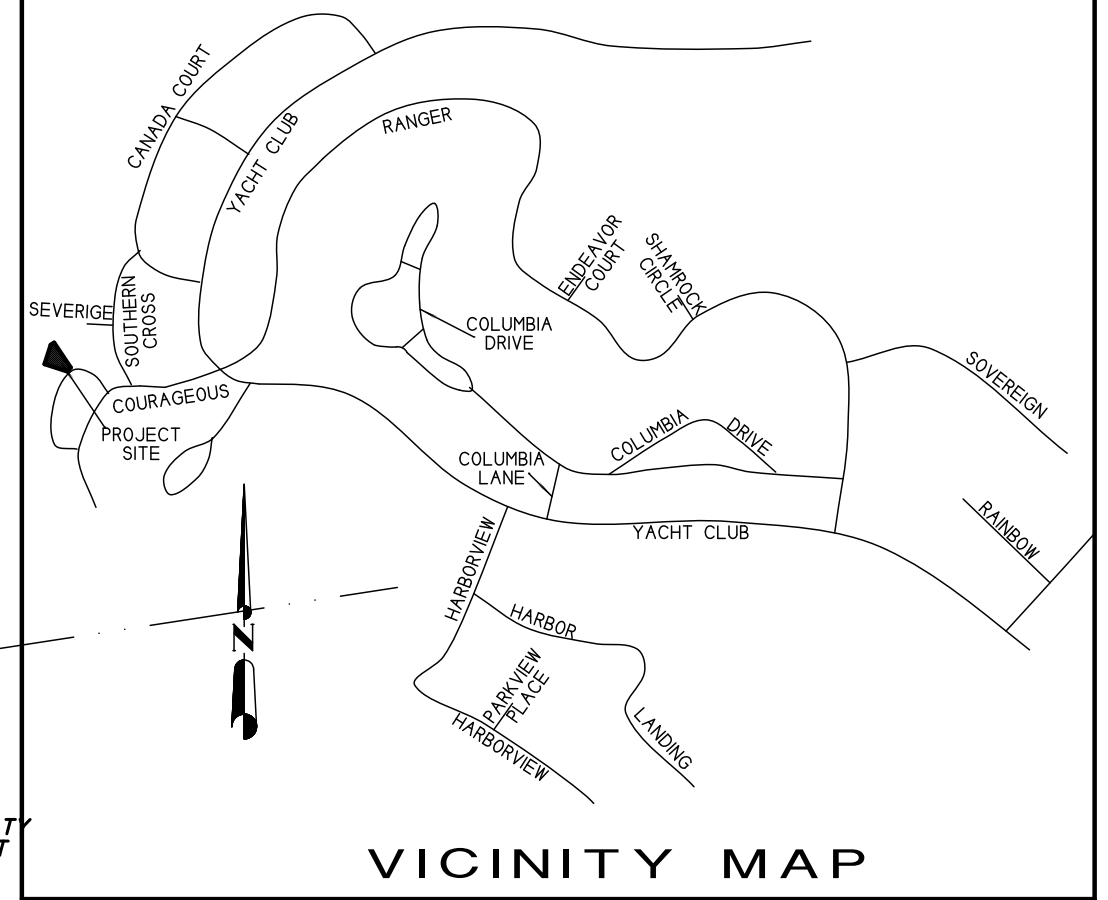
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°48'08"	41.55	35.39	18.85	34.33	S 25°46'47"W
2	10°19'54"	19.00	3.43	1.72	3.42	S 61°42'21"W
3	15°45'40"	215.00	59.14	29.76	58.96	N 2°25'58"W
4	7°08'19"	195.00	24.30	12.16	24.28	S 0°39'24"W

LINE TABLE

Line	Bearing	Distance
1	N 57°24'55"E	14.00'
2	S 33°42'27"E	19.00'
3	S 34°32'14"W	30.56'
4	S 17°52'59"W	0.54'
5	S 24°46'54"W	23.73'
6	S 17°51'32"W	49.90'
7	N 72°07'01"W	12.17'

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."



FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2
0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
⊗	TELEVISION CABLE RISER
⊗	GAS METER
⊗	TEL. RISER
⊗	FIRE HYDRANT
⊗	POWER POLE
⊗	ELECT. METER
⊗	ELECT. BOX
⊗	SUBSTATION
⊗	WATER METER
⊗	WATER METER (CORNER)
⊗	1/2" IRF
⊗	1/2" IRF (CORNER)
⊗	EXISTENT LINE
⊗	PROPERTY LINE
⊗	PROFANE MARK

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS



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

TO: Planning and Zoning Commission
DATE: October 29, 2019
APPLICANT: David Rains
CASE NUMBER: P2019-041; *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*

SUMMARY

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single-family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 12, Block A, Chandler's Landing, Phase 18, Section 2 Addition*) into Lot 35, Block A, Chandler's Landing Phase 18, Section 2 for the purpose of abandoning a portion of a sanitary sewer easement.
- The subject property was annexed in 1973 [*Ordinance No. 73-42*], is zoned as Planned Development District 8 (PD-8) for single-family land uses, and is addressed as 5808 Constellation Circle.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 35, Block A, Chandler's Landing Phase 18, Section 2*, 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



Project Number P2019-041	Owner DAVID RAINS	Applied 10/21/2019 LM
Project Name Lot 35, Block A, Chandlers Landing Phase	Applicant DAVID RAINS	Approved
Type REBAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status


Site Address 5808 CONSTELLATION CIR	City, State Zip ROCKWALL, TX 75032	Zoning
---	--	---------------

Subdivision CHANDLERS LANDING PH 18 SEC 2	Tract 12	Block A	Lot No 12	Parcel No 3361-000A-0012-00-OR	General Plan
---	--------------------	-------------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
ENGINEERING (10/24/2019 4:42 PM SJ) M - Must label the bearings and distances of the easement to be abandoned.	Sarah Johnston	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	
FIRE	Ariana Hargrove	10/21/2019	10/28/2019	10/24/2019	3	APPROVED	
GIS	Lance Singleton	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
PLANNING	Korey Brooks	10/21/2019	10/28/2019	10/25/2019	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2019-041; Replat for Lot 38, Block A, Chandlers Landing Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler’s Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler’s Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle.</p> <p>I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-041) in the lower right-hand corner of all pages on future submittals.</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).</p> <p>M.5 This request is considered to be a complete application.</p> <p>M.6 Replat. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City’s boards and commissions:</p> <ol style="list-style-type: none"> 1) Please provider a purpose statement. 2) Is there an instrument # for the greenbelt and utility easement adjacent to Lot 34. 3) Is there an instrument number for the 20-foot utility easement at the front property line. 4) Please note that there is a signature block for two owners. Is this property owned by two people? 5) Please note that the signature block for the Planning and Zoning Chair is missing. 6) Please add “7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.” <p>I.7 Please note that failure to address all comments provided by staff by 5:00 PM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.</p> <p>I.8 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 November 5, 2019; The Planning & Zoning Meeting October 29, 2019.</p>						



P2019-041 - LOT 35, BLOCK A, CHANDLERS LANDING PHASE 18 SECTION 2
REPLAT - LOCATION MAP = 



City of Rockwall

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

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



LAKE RAY HUBBARD
CITY OF DALLAS

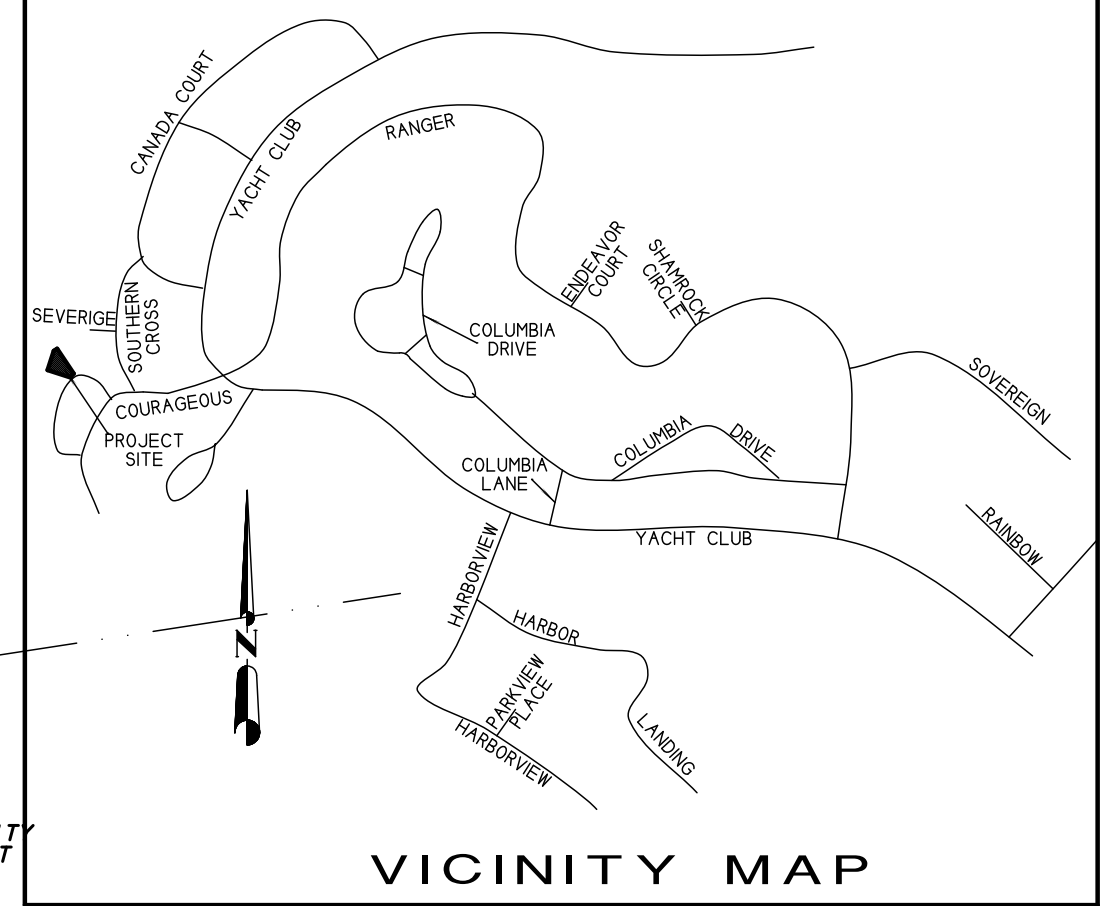
SPC
N 7009186.44
E 2586444.08

UTILITY EASEMENT
CAB. C. SLIDE 46

LOT 34, BLOCK A
CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET 1, SLIDE 99
P.R.R.C.T.

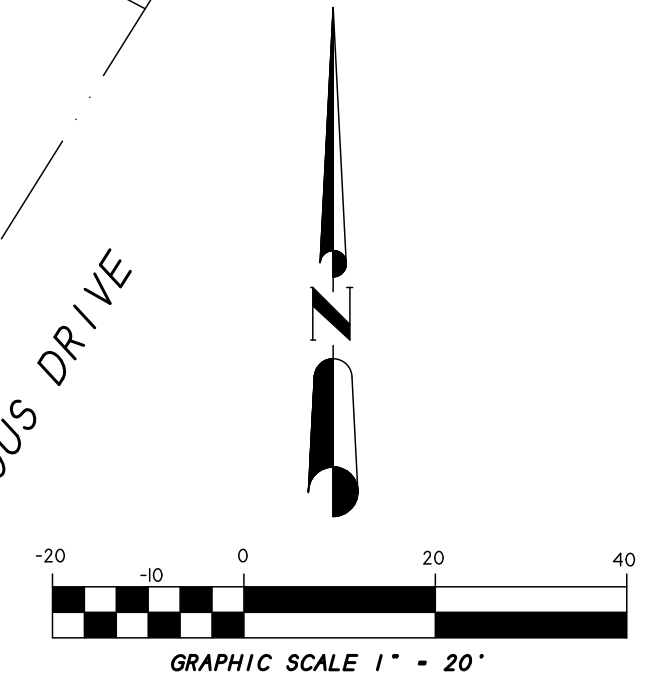
LOT 6
CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET 8, SLIDE 198
P.R.R.C.T.

GREENBELT, UTILITY
& DRAINAGE ESMT



LOT 35
BLOCK A
0.19 ACRES
8,265 S.F.

LOT 9
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.



COURAGEOUS DRIVE

FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°48'08"	41.55	35.39	18.85	34.33	S 25°46'47"W
2	10°19'54"	19.00	3.43	1.72	3.42	S 61°42'21"W
3	15°45'40"	215.00	59.14	29.76	58.96	N 2°25'58"W
4	7°08'19"	195.00	24.30	12.16	24.28	S 0°39'24"W

LINE TABLE

Line	Bearing	Distance
1	N 57°24'55"E	14.00'
2	S 33°42'27"E	19.00'
3	S 34°32'14"W	30.56'
4	S 17°52'59"W	0.54'
5	S 24°46'54"W	23.73'
6	S 17°51'32"W	49.90'
7	N 72°07'01"W	12.17'

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SYMBOL LEGEND

TV	GAS	TEL	PH	PP
CABLE RISER	METER	RISE	HYDRANT	POWER POLE
ELEC	ELEC	WATER	LP	1/2" IRF
ELECTRIC METER	BOX	SUBURFACE	JUNCTION BOX	WATER METER
FENCE	EXISTENT LINE	PROPERTY LINE	AR COND UNIT	PROPANE TANK

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DAVID RAINS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving right-of-way line of Constellation Circle, a variable width right-of-way, said point being at the east corner of said Lot 12 and the southwest corner of said Lot 34, Block A;

THENCE in a southwesterly direction along a curve to the left having a central angle of 48 deg. 48 min. 08 sec., a radius of 41.35 feet, a tangent of 18.85 feet, a chord of S. 25 deg. 46 min. 47 sec. W., 34.33 feet, along said right-of-way line, an arc distance of 35.39 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 10 deg. 19 min. 54 sec., a radius of 19.00 feet, a tangent of 1.72 feet, a chord of S. 06 deg. 14 min. 21 sec. W., 3.42 feet, along said right-of-way line, an arc distance of 3.43 feet to an "X" found chiseled in concrete for corner at the southeast corner of Lot 12 and northeast corner of Lot 13;

THENCE N. 72 deg. 07 min. 01 sec. W. along the northeast boundary line of Lot 13, a distance of 102.87 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 13;

THENCE N. 17 deg. 52 min. 59 sec. E. along said take line and the northwest line of Lot 12, a distance of 58.24 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 49 sec. E. along said take line and the northwest line of Lot 12, a distance of 46.04 feet to a 1/2" iron rod found for corner;

THENCE N. 57 deg. 24 min. 55 sec. E. along said take line and north line of Lot 12, a distance of 14.00 feet to a 1/2" iron rod found for corner at the north corner of Lot 12 and the northwest corner of Lot 34;

THENCE S. 33 deg. 42 min. 27 sec. E. a distance of 125.10 feet to the POINT OF BEGINNING and containing 8,265 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an Addition 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

DAVID RAINS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID RAINS 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 _____, _____.

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 CAROL INMAN 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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV	CABLE
TEL	TEL
PH	PH
PP	PP
POWER	POWER
FIRE	FIRE
HYDRANT	HYDRANT
POLE	POLE
1/2" IRON ROD FOUND	1/2" IRON ROD FOUND
1 CORNER	1 CORNER
ELECTRIC METER	ELECTRIC METER
ELECTRIC BOX	ELECTRIC BOX
WATER METER	WATER METER
LP	LP
LIGHT POLE	LIGHT POLE
ASBESTOS	ASBESTOS
UNIT	UNIT
PROXY TANK	PROXY TANK

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

CITY CASE NO. P2019-

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.



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: November 4, 2019
APPLICANT: David Rains
CASE NUMBER: P2019-041; *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*

SUMMARY

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single-family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 12, Block A, Chandler's Landing, Phase 18, Section 2 Addition*) into Lot 35, Block A, Chandler's Landing Phase 18, Section 2 for the purpose of abandoning a portion of a sanitary sewer easement.
- The subject property was annexed in 1973 [*Ordinance No. 73-42*], is zoned as Planned Development District 8 (PD-8) for single-family land uses, and is addressed as 5808 Constellation Circle.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final 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 *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*, 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 October 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 7-0.



P2019-041 - LOT 35, BLOCK A, CHANDLERS LANDING PHASE 18 SECTION 2
REPLAT - LOCATION MAP = 



City of Rockwall

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

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





December 10, 2019

ATTN: DAVID RAINS
DAVID RAINS
5808 CONSTELLATION,
Rockwall, TX 75032

RE: REPLAT PLAT (P2019-041), Lot 35, Block A, Chandlers Landing Phase 18

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 11/04/2019. The following is a record of all recommendations, voting records and conditions of approval:

CITY COUNCIL:

On November 4, 2019, the City Council's motion to approve the replat with staff conditons 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 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 black ink, appearing to read 'Korey Brooks', is written over the printed name.

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