



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-005 P&Z DATE 3/9/2021 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 checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 2380 South Farm to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

**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 Helen Comeau Neller

APPLICANT CBG Surveying Texas, LLC.

CONTACT PERSON "Helen"

CONTACT PERSON Bryan Connolly

ADDRESS 148 Harvest Hill Drive  
Rockwall, Tx. 75032

ADDRESS 12025 Shiloh Rd.

CITY, STATE & ZIP Rockwall, Tx. 75032

CITY, STATE & ZIP Dallas, Tx. 75228

PHONE 972-772-9911

PHONE 214-349-9485

E-MAIL helen.comeau@me.com

E-MAIL bryanC@cbgtxllc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

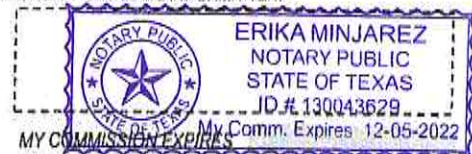
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

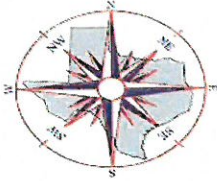
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 02 DAY OF FEBRUARY, 2021

OWNER'S SIGNATURE

*[Signature]*  
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# CBG Surveying, Inc

12025 Shiloh Road Ste 230 Dallas, Texas 75228-1512 458 Hillcrest Sulphur Springs, Texas 75482  
Ph 214-349-9485 Fax 214-349-2216 Ph 903-438-1200 Fax 903-438-1266

## Delivery Sheet

**Job Number:** 2013875  
**Date:** 02/11/2021  
**Company:** City of Rockwall  
**Address:** 385 S. Goliad  
**Attention:** David Gonzalez  
**Notes:** Plat Submittal -Neller Add

**Received by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

**Delivered by:** \_\_\_\_\_

*Registered Professional Land Surveyors*  
**Cbgdfw.com**



# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
  - MINOR/AMENDING PLAT.
  - MASTER PLAT.
  - PRELIMINARY PLAT.
  - FINAL PLAT.
  - REPLAT.
  - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat  
 Final Plat  
 Master Plat  
 Replat  
 Preliminary Plat  
 Vacation Plat

**Case Number**

**Reviewed By:**

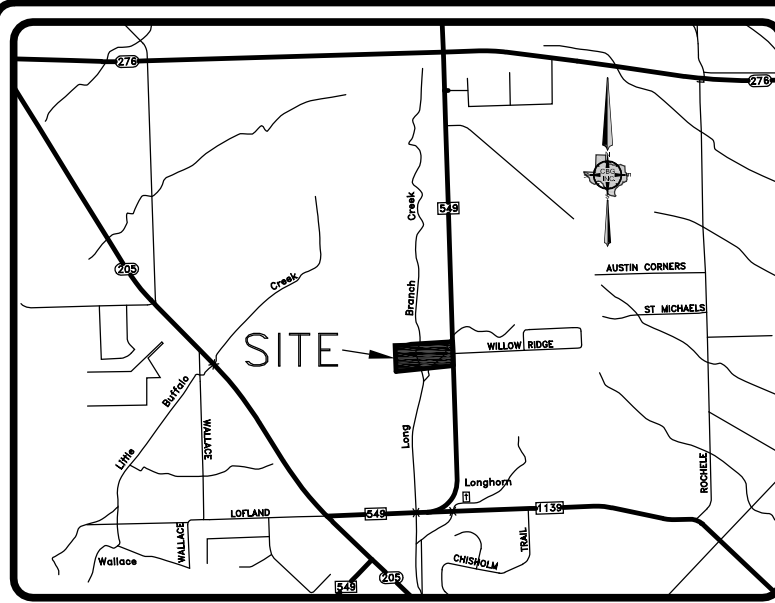
**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If Applicable [Final Plat &amp; Preliminary Plat]</i>
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If Applicable [Final Plat &amp; Preliminary Plat]</i>
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Check w/ Planning Staff</i>
Submittal Requirements <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat <i>[Master, Preliminary, Final or Replat]</i>			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

**LEGEND:**

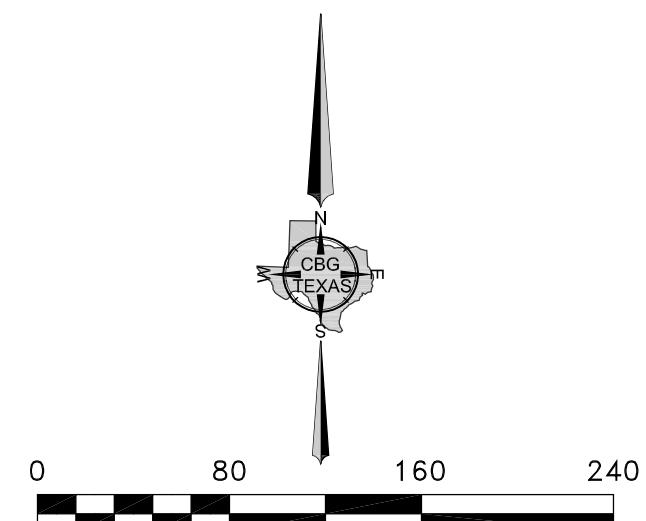
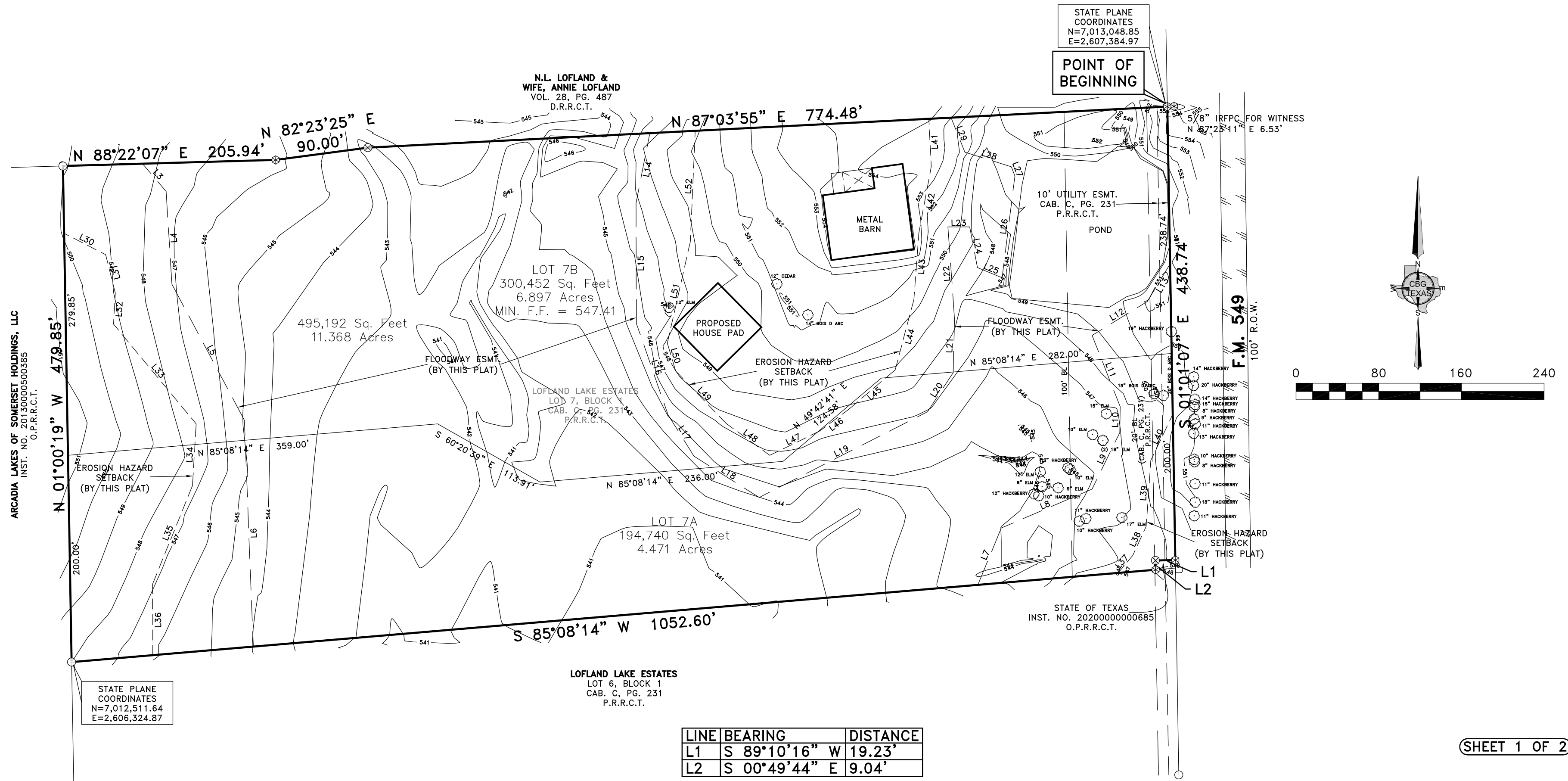
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
L41	S 02°56'11" E	46.00'
L42	S 10°33'09" W	65.38'
L43	S 04°19'19" W	64.87'
L44	S 14°52'47" W	70.41'
L45	S 49°47'46" W	59.78'
L46	S 53°23'41" W	34.51'
L47	S 64°00'01" W	53.35'
L48	N 53°46'12" W	52.24'
L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
L1	S 89°10'16" W	19.23'
L2	S 00°49'44" E	9.04'

(SHEET 1 OF 2)

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
 495,192 SQ.FT. / 11.368 ACRES  
 ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER  
 148 HARVEST HILL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_



**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Gary K. Neller, Owner

By: \_\_\_\_\_  
Helen Comeau Neller, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
495,192 SQ.FT. / 11.368 ACRES  
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
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Firm No. 10168800  
www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER  
148 HARVEST HILL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

# Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

---

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.

2/9/2021

Parcel Map Check Report

Error Closure: 0.0063  
Error North : -0.00630

Course: S6° 45' 01.61"E  
East: 0.00075

Precision 1: 487,282.54



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 2380 South Farm to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

**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 Helen Comeau Neller

APPLICANT CBG Surveying Texas, LLC.

CONTACT PERSON "Helen"

CONTACT PERSON Bryan Connolly

ADDRESS 148 Harvest Hill Drive  
Rockwall, Tx. 75032

ADDRESS 12025 Shiloh Rd.

CITY, STATE & ZIP Rockwall, Tx. 75032

CITY, STATE & ZIP Dallas, Tx. 75228

PHONE 972-772-9911

PHONE 214-349-9485

E-MAIL helen.comeau@me.com

E-MAIL bryanC@cbgtxllc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

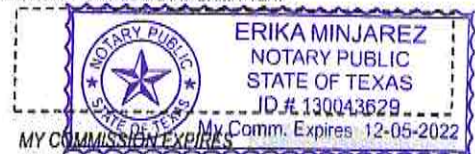
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 02 DAY OF FEBRUARY, 2021

OWNER'S SIGNATURE

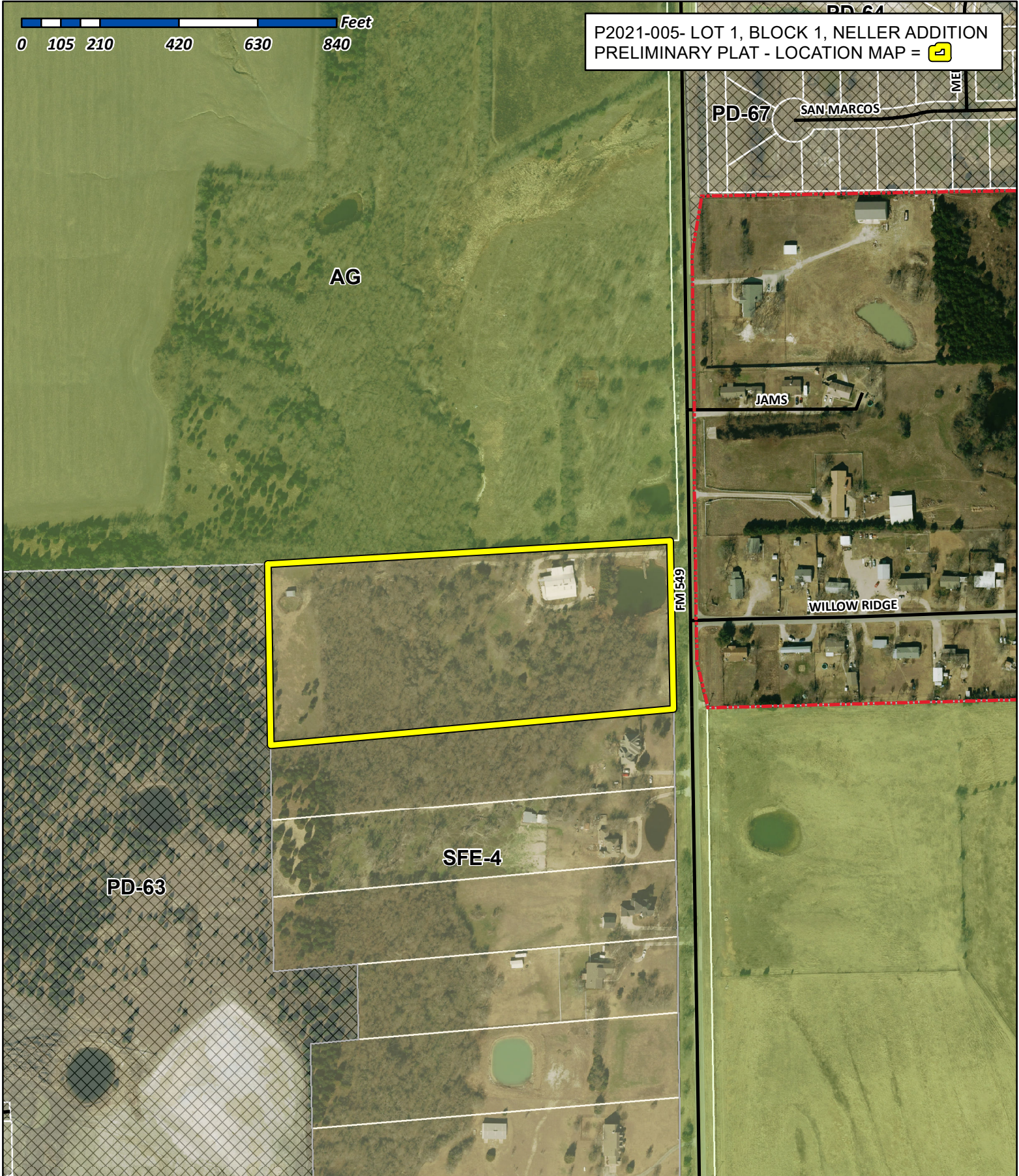
*[Signature]*  
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 105 210 420 630 840 Feet

P2021-005- LOT 1, BLOCK 1, NELLER ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 

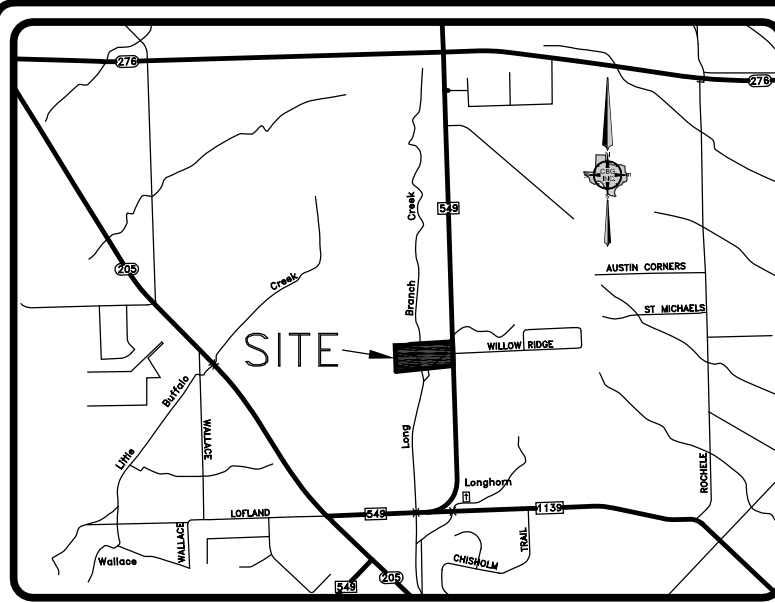


# City of Rockwall

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





VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

**LEGEND:**

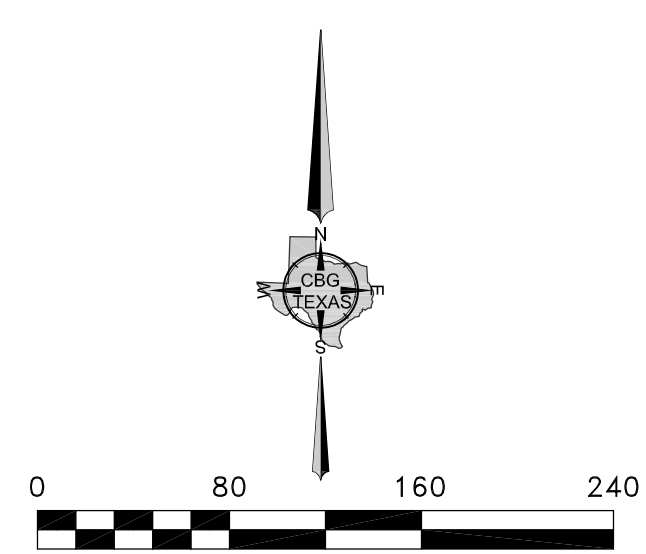
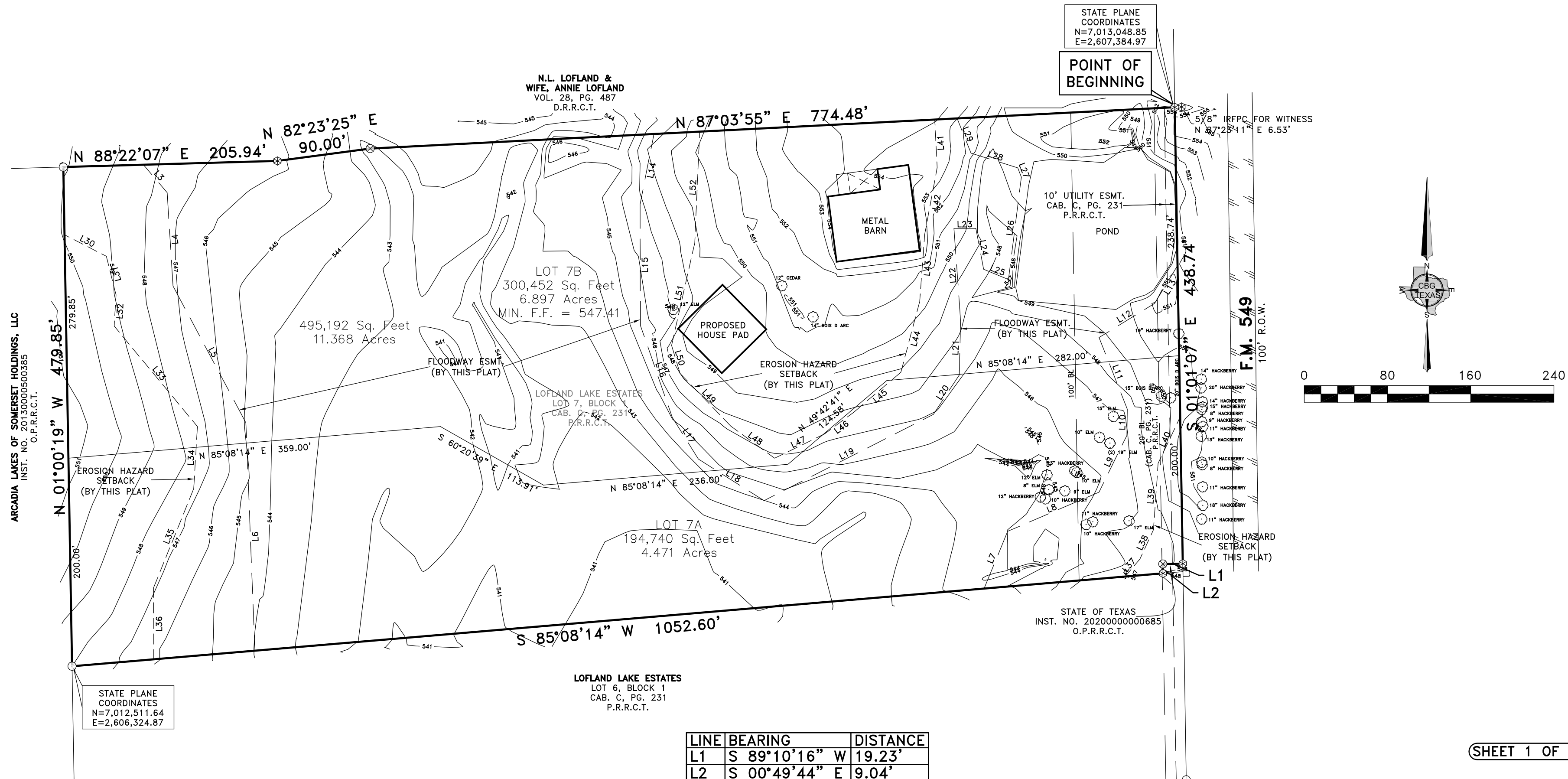
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
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L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
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(SHEET 1 OF 2)

REPLAT  
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 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
 495,192 SQ.FT. / 11.368 ACRES  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**CBG**  
 SURVEYING TEXAS LLC  
 PROFESSIONAL LAND SURVEYORS  
 DFW - Houston - East Texas - Austin - San Antonio

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 Main Office  
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SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

**OWNER'S DEDICATION**

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Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Gary K. Neller, Owner

By: \_\_\_\_\_  
Helen Comeau Neller, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

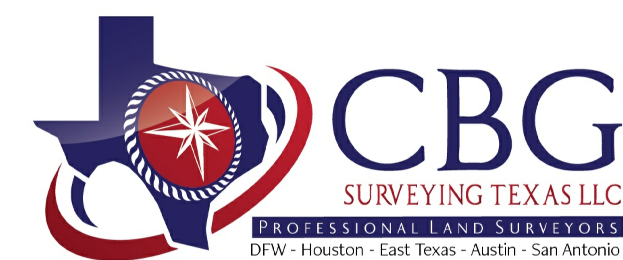
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
495,192 SQ.FT. / 11.368 ACRES  
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PLANNING & SURVEYING**  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

**OWNER: GARY K. NELLER & HELEN COMEAU NELLER**  
148 HARVEST HILL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

# Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

---

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.



Error Closure: 0.0063  
Error North : -0.00630

Course: S6° 45' 01.61"E  
East: 0.00075

Precision 1: 487,282.54

# PROJECT COMMENTS



CITY OF ROCKWALL  
 385 S. GOLIAD STREET  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 771-7700

DATE: 2/19/2021

PROJECT NUMBER: P2021-005  
 PROJECT NAME: Preliminary Plat Lots 1 & 2, Block A, Neller Addition  
 SITE ADDRESS/LOCATIONS: 2380 FM549

CASE MANAGER: Henry Lee  
 CASE MANAGER PHONE: 972.772.6434  
 CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
ENGINEERING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
BUILDING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
FIRE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
GIS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
POLICE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
PARKS	Ryan Miller	02/18/2021	Approved w/ Comments
02/18/2021: Park District 12			

Cash in Lieu of Land \$541.00  
Pro Rata Equipment Fees \$512.00  
Total per lot (1) Lot \$1053.00



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 2380 South Farm to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

**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 Helen Comeau Neller

APPLICANT CBG Surveying Texas, LLC.

CONTACT PERSON "Helen"

CONTACT PERSON Bryan Connolly

ADDRESS 148 Harvest Hill Drive  
Rockwall, Tx. 75032

ADDRESS 12025 Shiloh Rd.

CITY, STATE & ZIP Rockwall, Tx. 75032

CITY, STATE & ZIP Dallas, Tx. 75228

PHONE 972-772-9911

PHONE 214-349-9485

E-MAIL helen.comeau@me.com

E-MAIL bryanC@cbgtxllc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

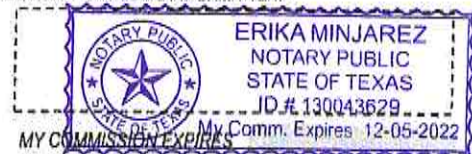
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 02 DAY OF FEBRUARY, 2021

OWNER'S SIGNATURE

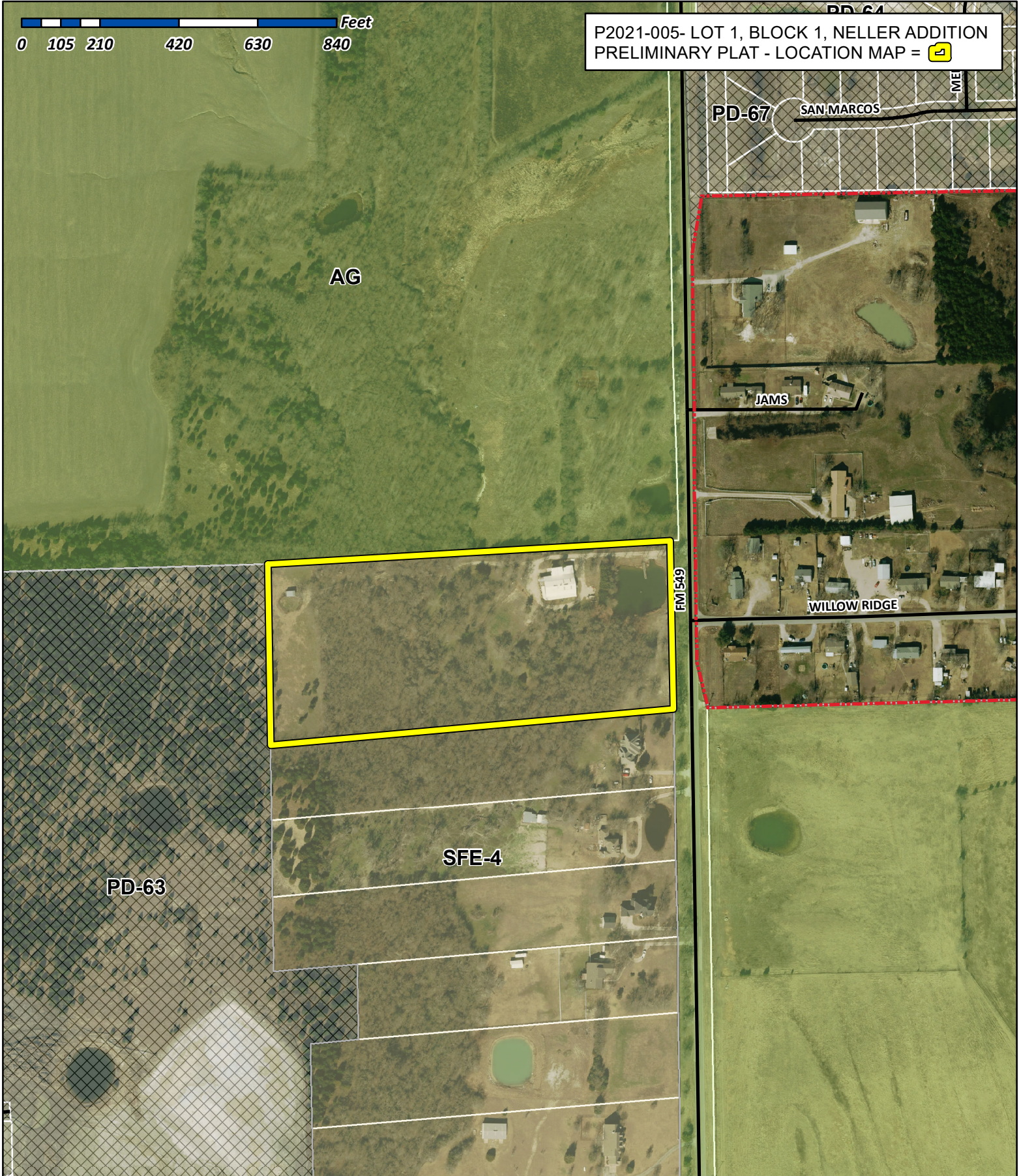
*Helen Comeau Neller*  
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 105 210 420 630 840 Feet

P2021-005- LOT 1, BLOCK 1, NELLER ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 

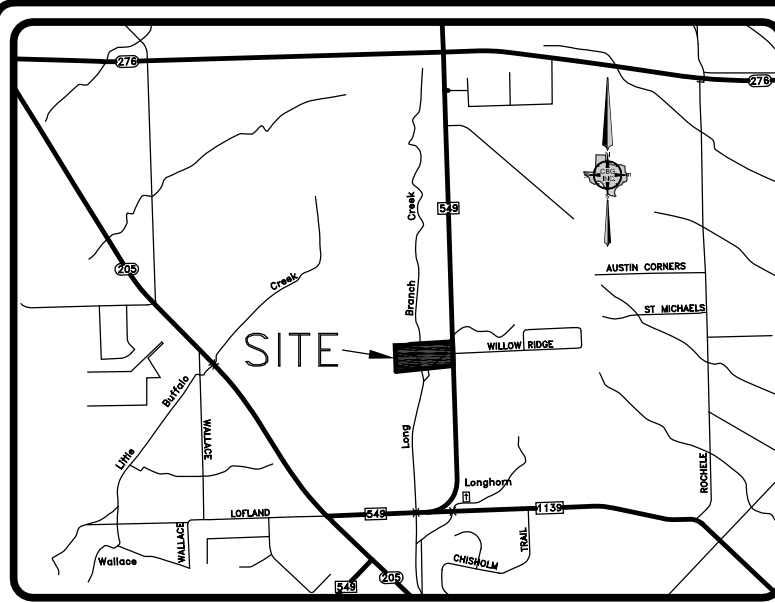


# City of Rockwall

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





VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

**LEGEND:**

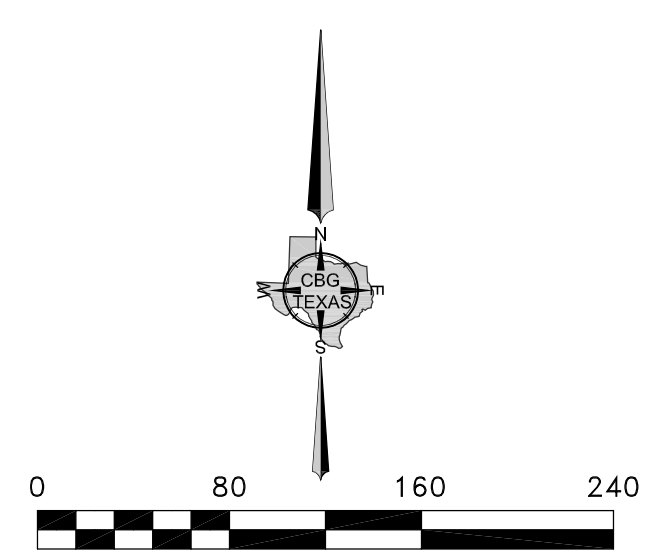
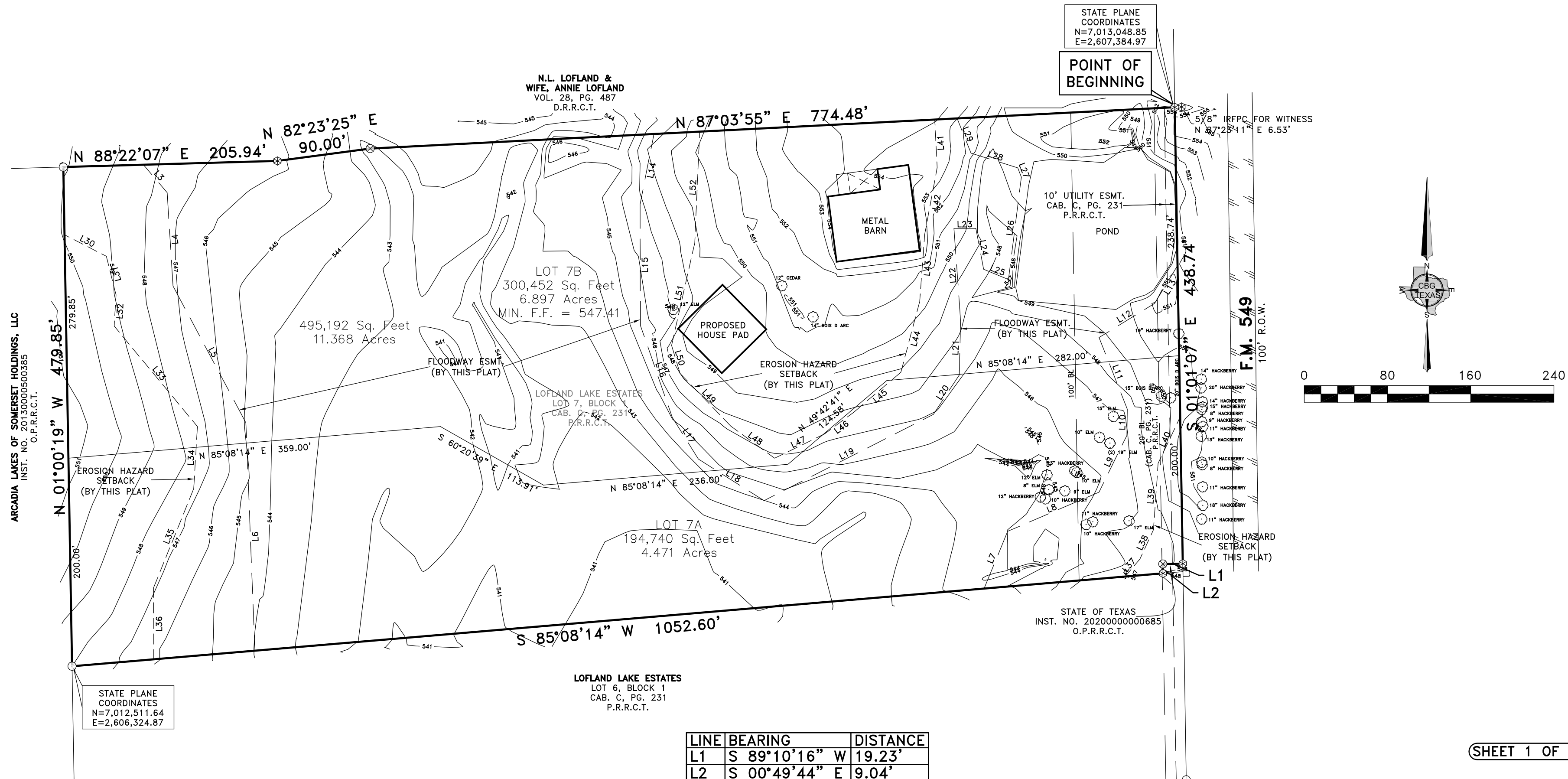
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
L41	S 02°56'11" E	46.00'
L42	S 10°33'09" W	65.38'
L43	S 04°19'19" W	64.87'
L44	S 14°52'47" W	70.41'
L45	S 49°47'46" W	59.78'
L46	S 53°23'41" W	34.51'
L47	S 64°00'01" W	53.35'
L48	N 53°46'12" W	52.24'
L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
L1	S 89°10'16" W	19.23'
L2	S 00°49'44" E	9.04'

(SHEET 1 OF 2)

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
 495,192 SQ.FT. / 11.368 ACRES  
 ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**CBG**  
 SURVEYING TEXAS LLC  
 PROFESSIONAL LAND SURVEYORS  
 DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER  
 148 HARVEST HILL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Gary K. Neller, Owner

By: \_\_\_\_\_  
Helen Comeau Neller, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
495,192 SQ.FT. / 11.368 ACRES  
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PLANNING & SURVEYING**  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

**OWNER: GARY K. NELLER & HELEN COMEAU NELLER**  
148 HARVEST HILL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

# Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

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Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.



2/9/2021

Parcel Map Check Report

Error Closure: 0.0063  
Error North : -0.00630

Course: S6° 45' 01.61"E  
East: 0.00075

Precision 1: 487,282.54



# 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:** March 9, 2021  
**APPLICANT:** Bryan Connally; *CBG Surveying Texas, LLC*  
**CASE NUMBER:** P2021-005; *Preliminary Plat for Lots 1 & 2, Block A, Neller Addition*

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### SUMMARY

Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat an 11.368-acre parcel of land (*i.e. Lot 7, Block 1, Lofland Lake Estates*) into two (2) lots (*i.e. Lots 1 & 2, Block A, Neller Addition*) for the purpose of conveying the two (2) lots. The site is located directly east of the intersection of S. FM 549 and Willow Ridge Circle, and is zoned Single Family Estate 4.0 (SFE-4.0) District.
- On October 17, 1994, the City Council approved the Lofland Lake Estates Subdivision that established the subject property as Lot 7, Block 1, Lofland Lake Estates Addition. The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. The subject property was rezoned from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on June 3, 2002 by *Ordinance No. 02-28 [Case No. PZ2001-103-01]*.
- On March 2, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$512.00 (*i.e. \$512.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$541.00 (*i.e. \$541.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary 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 Preliminary 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 a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Preliminary 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.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 2/24/2021

PROJECT NUMBER: P2021-005  
PROJECT NAME: Preliminary Plat Lots 1 & 2, Block A, Neller Addition  
SITE ADDRESS/LOCATIONS: 2380 FM549

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/18/2021	Approved w/ Comments

02/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Neller Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-005) in the lower right-hand corner of all pages on future submittals.

M.4 Please change the title block as follows:

Preliminary Plat  
Lots 1 & 2, Block A, Neller Addition  
495,192 SQ.FT. / 11.368 Acres  
2 Lots  
Situated in the  
Abner Johnston Survey, Abstract No. 123  
City of Rockwall, Rockwall County, Texas

M.5 Correct all mentions of Lots 7A and 7B to Lots 1 and 2.

M.6 On the vicinity map and plat label the City's corporate boundary line.

M.7 Remove or lighten the trees on the plat.

M.8 Darken the property line between lots 1 and 2.

M.9 Clean up the east side of the plat along FM-549 for ease of viewing. Include all of FM-549 and include the centerline.

M.10 Lighten the topographic contours.

M.11 Include the flood elevations, which include the 50-year and 100-year floodplain with boundaries.

M.12 Include the zoning and land use information as a label or legend.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 23, 2021.

I.14 Since this subdivision plat is being submitted to facilitate the development of a single-family home, this subdivision plat will need to be reviewed by the Parks and Recreation Board at their March 2, 2021 meeting.

I.15 The projected City Council meeting date for this case will be March 15, 2021.

I.16 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.17 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

02/23/2021: M - Remove contours from the final plat. They are needed now to verify the floodplain info.

M - Verify Erosion Hazard Setback Line. Does not match what is in approved report by Dewberry dated 11-06-2020

M - Verify TXDOT ROW per FM 549 reconstruction plans

M - Label as Drainage Easement.

M - Show and label 100-Yr Fully Developed Floodplain, X-Sections and Water Surface Elevations per the Approved Flood Study by Dewberry dated 11-06-2020. Any construction in the drainage easement and/or flood plain, will require a flood study and isn't allowed to increase the water surface or flow off of the property. Based on the current location of the flood plain and the required building setback for the zoning district, it will be difficult to develop a structure that meets the minimum requirements on Lot 7A

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/18/2021	Approved

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/18/2021	Approved

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2021	Approved

02/18/2021: Unreviewed due to inclement weather and power outages.

02/22/2021: Approved

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	02/18/2021	N/A

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/18/2021	Approved w/ Comments

02/18/2021: Park District 12

Cash in Lieu of Land \$541.00

Pro Rata Equipment Fees \$512.00

Total per lot (1) Lot \$1053.00



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 2380 South Form to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

**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 Helen Comeau Neller  
 CONTACT PERSON "Helen"  
 ADDRESS 148 Harvest Hill Drive  
 Rockwall, Tx. 75032  
 CITY, STATE & ZIP Rockwall, Tx. 75032  
 PHONE 972-772-9911  
 E-MAIL helencomeau@me.com

APPLICANT CBG Surveying Texas, LLC.  
 CONTACT PERSON Bryan Connolly  
 ADDRESS 12025 Shiloh Rd.  
 CITY, STATE & ZIP Dallas, Tx. 75228  
 PHONE 214-249-9485  
 E-MAIL bryanC@cbgtxllc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

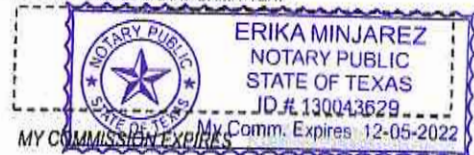
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 02 DAY OF FEBRUARY, 2021

OWNER'S SIGNATURE

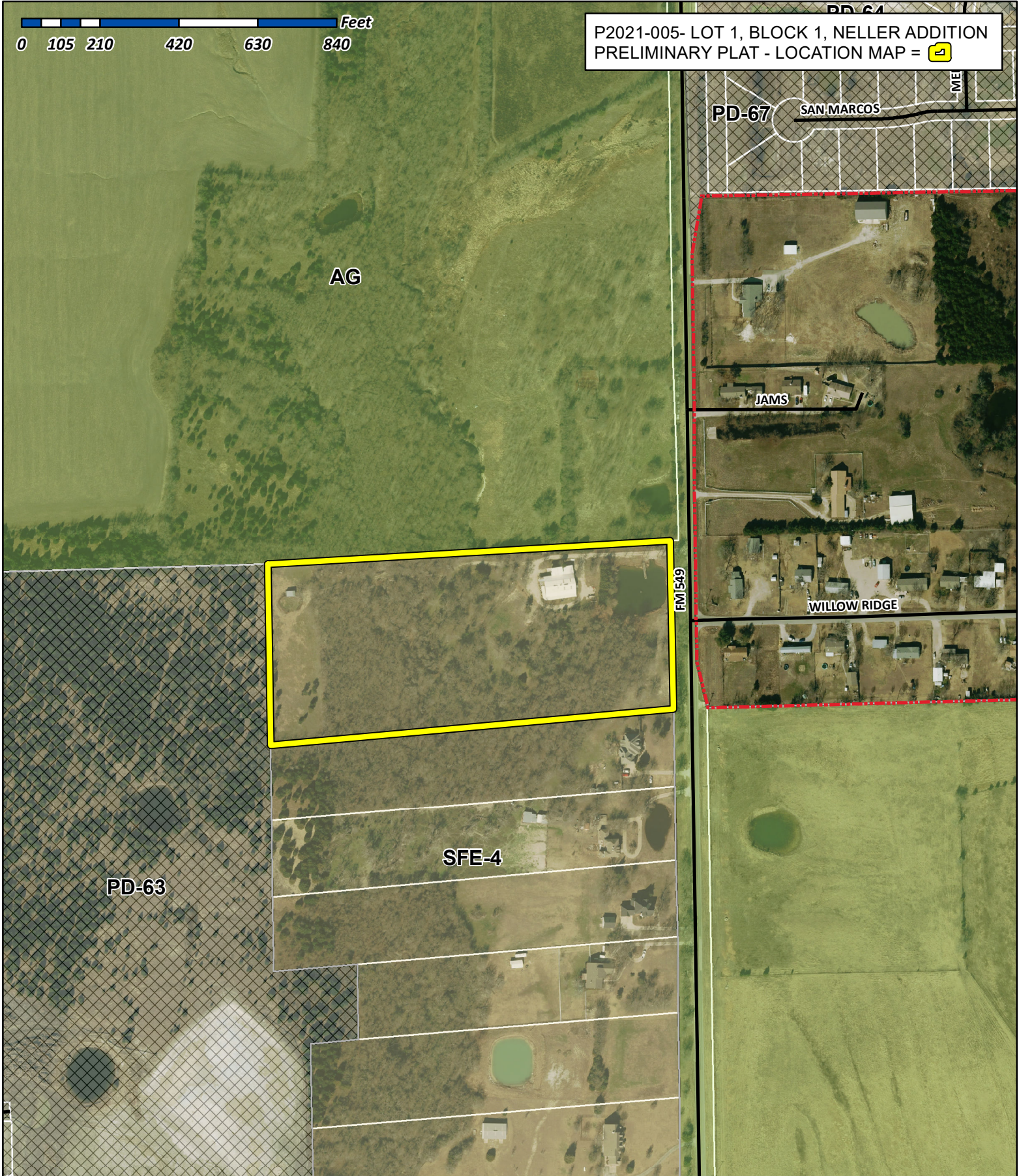
*[Signature]*  
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 105 210 420 630 840 Feet

P2021-005- LOT 1, BLOCK 1, NELLER ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 

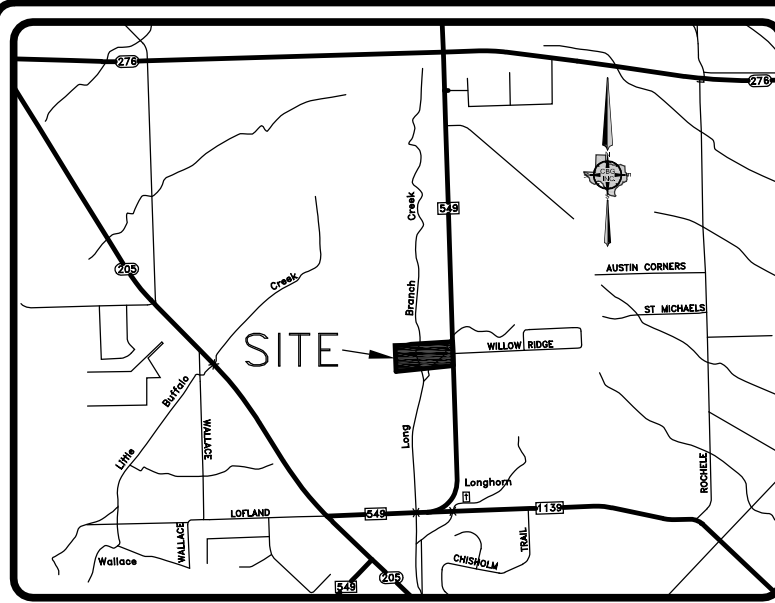


# City of Rockwall

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





VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

**LEGEND:**

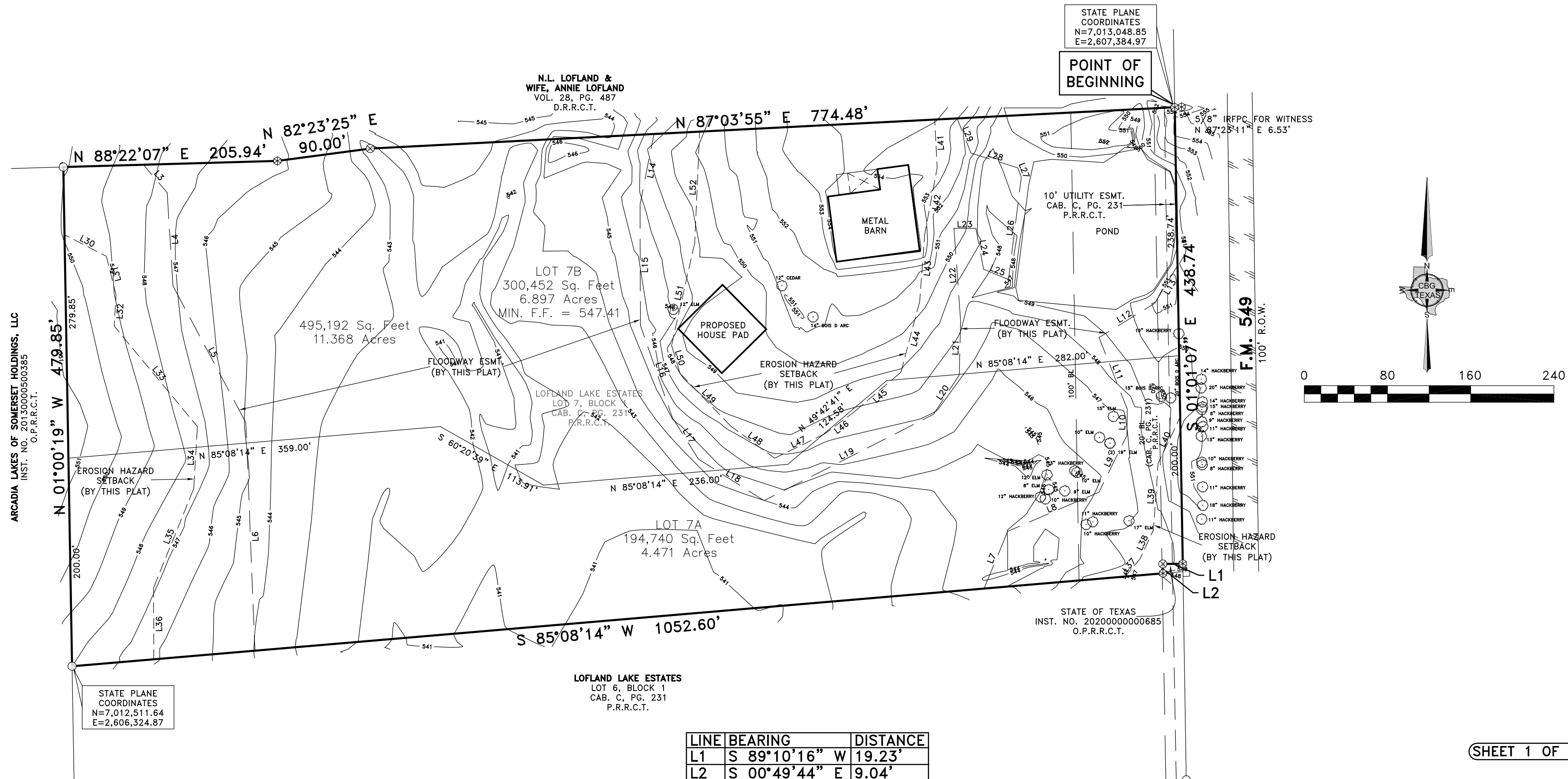
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
L41	S 02°56'11" E	46.00'
L42	S 10°33'09" W	65.38'
L43	S 04°19'19" W	64.87'
L44	S 14°52'47" W	70.41'
L45	S 49°47'46" W	59.78'
L46	S 53°23'41" W	34.51'
L47	S 64°00'01" W	53.35'
L48	N 53°46'12" W	52.24'
L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
L1	S 89°10'16" W	19.23'
L2	S 00°49'44" E	9.04'

(SHEET 1 OF 2)

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
 495,192 SQ.FT. / 11.368 ACRES  
 ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER  
 148 HARVEST HILL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_



**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Gary K. Neller, Owner

By: \_\_\_\_\_  
Helen Comeau Neller, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
495,192 SQ.FT. / 11.368 ACRES  
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PLANNING & SURVEYING**  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

**OWNER: GARY K. NELLER & HELEN COMEAU NELLER**  
148 HARVEST HILL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

# Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

---

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.

2/9/2021

Parcel Map Check Report

Error Closure: 0.0063  
Error North : -0.00630

Course: S6° 45' 01.61"E  
East: 0.00075

Precision 1: 487,282.54



# 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:** March 15, 2021  
**APPLICANT:** Bryan Connally; *CBG Surveying Texas, LLC*  
**CASE NUMBER:** P2021-005; *Preliminary Plat for Lots 1 & 2, Block A, Neller Addition*

---

### SUMMARY

Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat an 11.368-acre parcel of land (*i.e. Lot 7, Block 1, Lofland Lake Estates*) into two (2) lots (*i.e. Lots 1 & 2, Block A, Neller Addition*) for the purpose of conveying the two (2) lots. The site is located directly east of the intersection of S. FM 549 and Willow Ridge Circle, and is zoned Single Family Estate 4.0 (SFE-4.0) District.
- On October 17, 1994, the City Council approved the Lofland Lake Estates Subdivision that established the subject property as Lot 7, Block 1, Lofland Lake Estates Addition. The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. The subject property was rezoned from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on June 3, 2002 by *Ordinance No. 02-28 [Case No. PZ2001-103-01]*.
- On March 2, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$512.00 (*i.e. \$512.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$541.00 (*i.e. \$541.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary 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 Preliminary 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 Preliminary Plat for *Lots 1 & 2, Block A, Neller Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Preliminary 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 March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 5-0, with Commissioners Deckard and Womble absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 2380 South Farm to market 549

SUBDIVISION Lofland Lake Estates LOT 7 BLOCK 1

GENERAL LOCATION across the street from Willow Ridge Circle

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

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 11.368 LOTS [CURRENT] 1 lot LOTS [PROPOSED] 2 lots

**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 Helen Comeau Neller  
 CONTACT PERSON "Helen"  
 ADDRESS 148 Harvest Hill Drive  
 Rockwall, Tx. 75032  
 CITY, STATE & ZIP Rockwall, Tx. 75032  
 PHONE 972-772-9911  
 E-MAIL helencomeau@me.com

APPLICANT CBG Surveying Texas, LLC.  
 CONTACT PERSON Bryan Connolly  
 ADDRESS 12025 Shiloh Rd.  
 CITY, STATE & ZIP Dallas, Tx. 75228  
 PHONE 214-249-9485  
 E-MAIL bryanC@cbgtxllc.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Comeau-Neller Helen, Marie (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

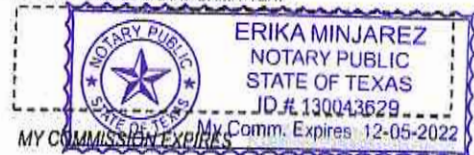
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 02 DAY OF FEBRUARY, 2021

OWNER'S SIGNATURE

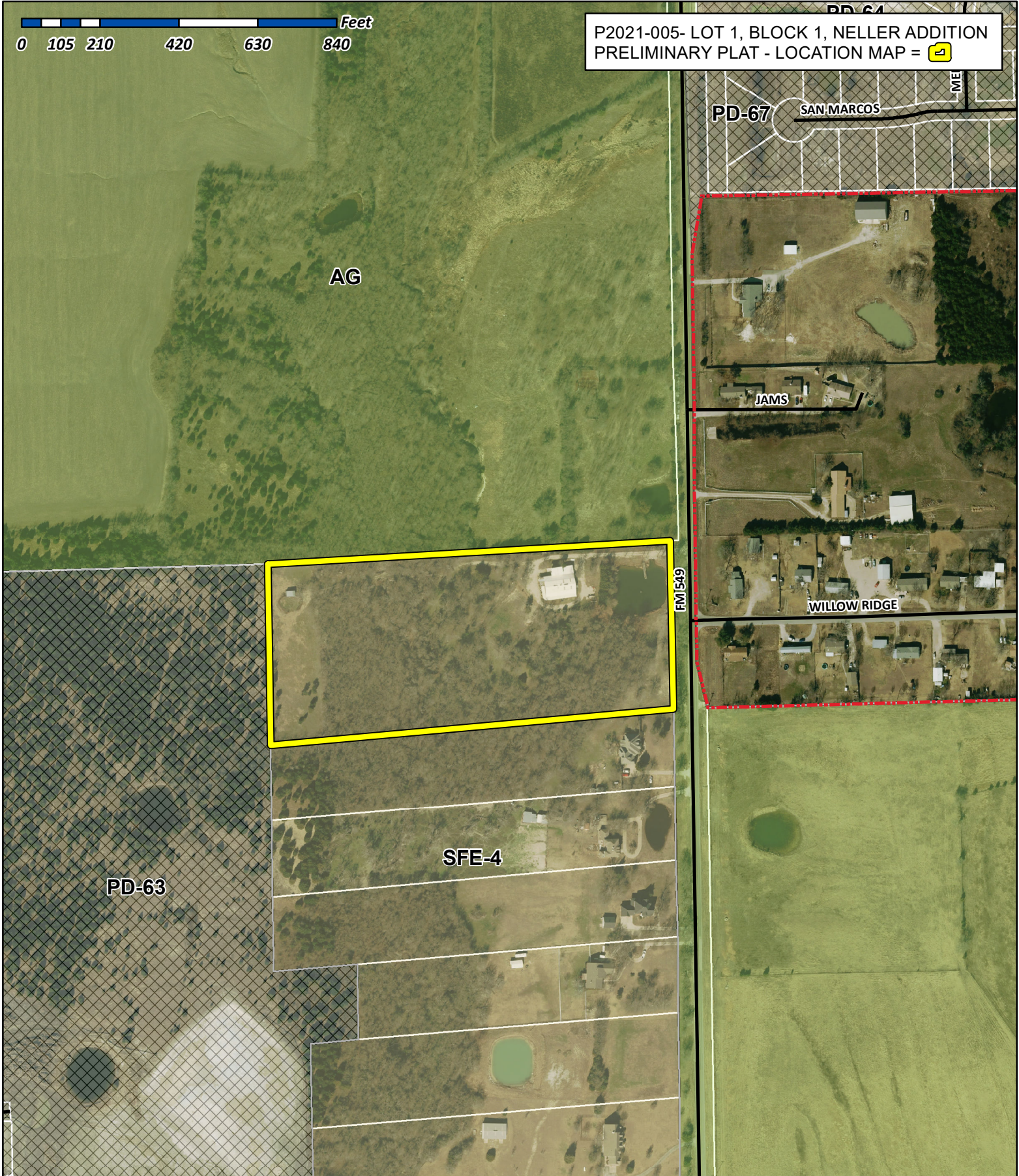
*[Signature]*  
ERIKA MINJAREZ

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 105 210 420 630 840 Feet

P2021-005- LOT 1, BLOCK 1, NELLER ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 

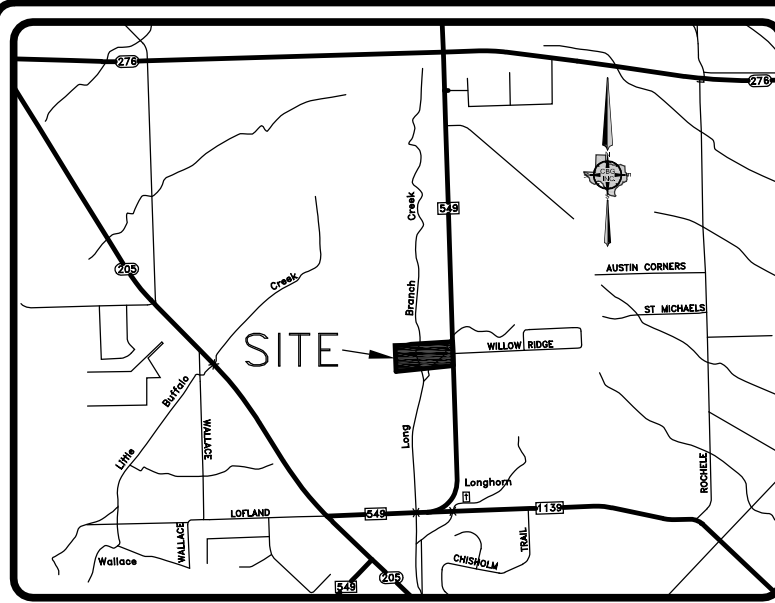


# City of Rockwall

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





VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

**LEGEND:**

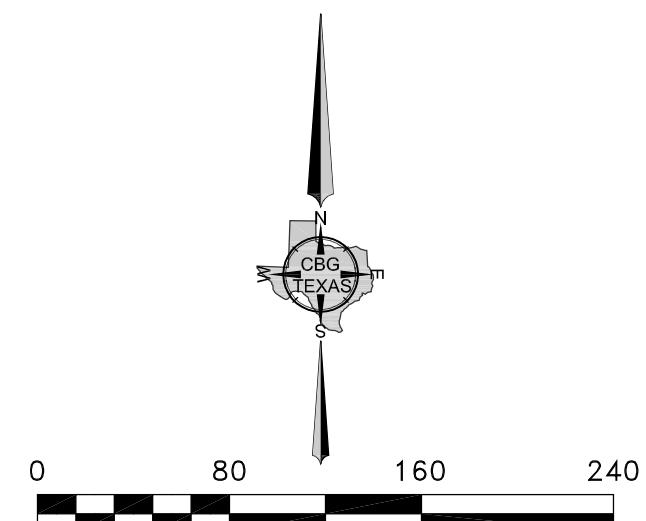
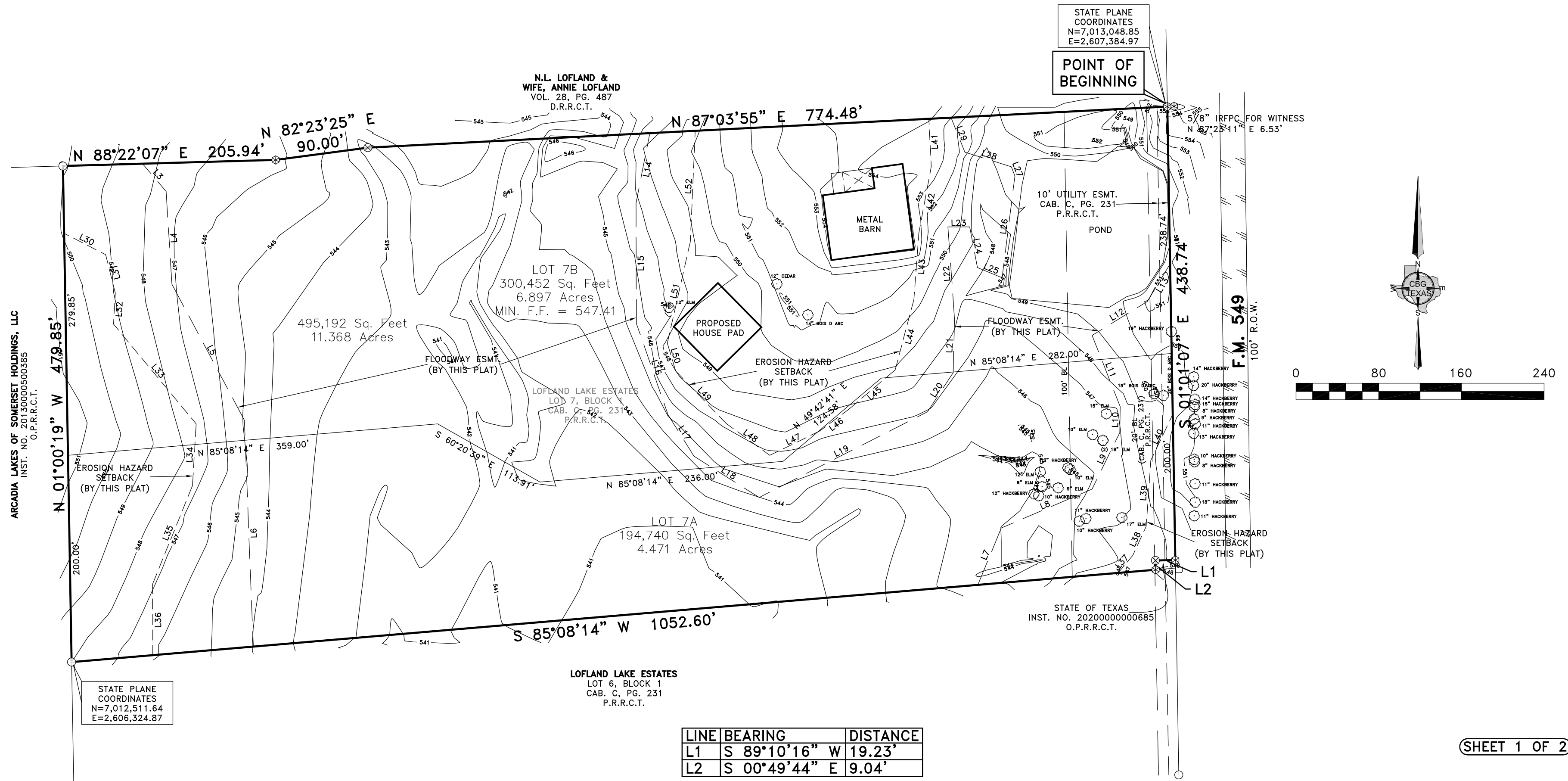
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 40°16'47" E	35.22'
L4	S 03°35'38" E	89.85'
L5	S 28°04'02" E	148.88'
L6	S 02°16'11" E	219.28'
L7	N 22°22'33" E	59.53'
L8	N 66°48'29" E	95.52'
L9	N 26°09'56" E	60.72'
L10	N 00°54'59" E	25.26'
L11	N 21°29'28" W	74.05'
L12	N 58°25'59" E	62.67'
L13	N 31°15'11" E	42.45'
L14	S 11°13'04" W	68.80'
L15	S 00°09'57" E	116.50'
L16	S 19°07'17" E	93.57'
L17	S 32°00'19" E	47.17'
L18	S 57°40'31" E	74.81'
L19	N 63°00'51" E	182.69'
L20	N 33°16'57" E	45.18'
L21	N 01°36'42" E	51.63'
L22	N 04°09'19" W	89.84'
L23	N 89°49'04" E	21.06'
L24	S 10°52'47" W	40.09'
L25	S 67°34'48" E	25.76'
L26	N 07°09'54" E	99.22'
L27	N 21°02'01" W	9.58'
L28	N 72°39'13" W	47.05'
L29	N 21°46'01" W	35.98'

EROSION HAZARD SETBACK

LINE	BEARING	DISTANCE
L30	S 62°44'59" E	45.22'
L31	S 14°12'21" E	38.18'
L32	S 03°24'39" W	30.15'
L33	S 39°39'50" E	125.42'
L34	S 03°27'05" W	59.84'
L35	S 22°01'56" W	102.63'
L36	S 00°04'12" E	68.81'
L37	N 40°17'32" E	22.11'
L38	N 24°51'07" E	30.86'
L39	N 04°02'59" E	64.12'
L40	N 25°27'18" E	49.38'
L41	S 02°56'11" E	46.00'
L42	S 10°33'09" W	65.38'
L43	S 04°19'19" W	64.87'
L44	S 14°52'47" W	70.41'
L45	S 49°47'46" W	59.78'
L46	S 53°23'41" W	34.51'
L47	S 64°00'01" W	53.35'
L48	N 53°46'12" W	52.24'
L49	N 43°59'29" W	70.37'
L50	N 16°45'21" W	28.21'
L51	N 12°46'28" E	100.70'
L52	N 02°32'11" E	107.29'



LINE	BEARING	DISTANCE
L1	S 89°10'16" W	19.23'
L2	S 00°49'44" E	9.04'

(SHEET 1 OF 2)

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
 BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
 495,192 SQ.FT. / 11.368 ACRES  
 ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER  
 148 HARVEST HILL DRIVE  
 ROCKWALL, TEXAS 75032  
 PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_



**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 7A and 7B, BLOCK 1, NELLER ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Gary K. Neller, Owner

By: \_\_\_\_\_  
Helen Comeau Neller, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RELEASED FOR REVIEW 2/03/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

REPLAT  
**LOT 7A AND 7B, BLOCK 1, NELLER ADDITION**  
BEING A REPLAT OF LOT 7, BLOCK 1, LOFLAND LAKE ESTATES  
495,192 SQ.FT. / 11.368 ACRES  
ABNER JOHNSTON SURVEY, ABSTRACT NO. 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PLANNING & SURVEYING**  
Main Office  
12025 Shiloh Road, Ste. 230  
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P 214.349.9485  
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Firm No. 10168800  
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**OWNER: GARY K. NELLER & HELEN COMEAU NELLER**  
148 HARVEST HILL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

# Parcel Map Check Report

Date: 2/9/2021 5:40:58 PM

---

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Client: *Helen Comeau*

Prepared by: *CBG Surveying Texas, LLC*

North: 7,011,686.3241'

East: 2,606,686.5372'

Segment# 1: Line

Course: N87° 03' 55.00"E

Length: 774.48'

North: 7,011,725.9761'

East: 2,607,460.0015'

Segment# 2: Line

Course: S1° 01' 06.79"E

Length: 438.74'

North: 7,011,287.3054'

East: 2,607,467.8006'

Segment# 3: Line

Course: S89° 10' 15.93"W

Length: 19.23'

North: 7,011,287.0272'

East: 2,607,448.5726'

Segment# 4: Line

Course: S0° 49' 44.07"E

Length: 9.04'

North: 7,011,277.9881'

East: 2,607,448.7034'

Segment# 5: Line

Course: S85° 08' 14.22"W

Length: 1,052.60'

North: 7,011,188.7608'

East: 2,606,399.8921'

Segment# 6: Line

Course: N1° 00' 18.68"W

Length: 479.85'

North: 7,011,668.5369'

East: 2,606,391.4741'

Segment# 7: Line

Course: N88° 22' 07.47"E

Length: 205.94'

North: 7,011,674.3994'

East: 2,606,597.3306'

Segment# 8: Line

Course: N82° 23' 24.55"E

Length: 90.00'

North: 7,011,686.3178'

East: 2,606,686.5380'

Perimeter: 3,069.88'

Area: 495,192.11Sq.Ft.

2/9/2021

Parcel Map Check Report

Error Closure: 0.0063  
Error North : -0.00630

Course: S6° 45' 01.61"E  
East: 0.00075

Precision 1: 487,282.54



March 17, 2021

TO: Bryan Connally  
CBG Surveying Texas, LLC  
12025 Shiloh Road  
Dallas, TX 75228

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-005; *Preliminary Plat for Lots 1 & 2, Block A, Neller Addition*

Bryan Connally:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) 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 March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Consent Agenda by a vote of 5-0, with Commissioners Deckard and Womble absent.

City Council

On March 15, 2021, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee  
Planner