



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-010 P&Z DATE 04/13/21 CC DATE 04/19/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-010

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
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- Plat Reinstatement Request (\$100.00)

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision CROWELLS HIDDEN VALLEY ESTATES Lot 1 Block

General Location SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ETJ

Current Use Vacant

Proposed Zoning ETJ

Proposed Use Residential

Acreage 2.47

Lots [Current]

Lots [Proposed]

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 BRYAN WREYFORD

Applicant

Contact Person

Contact Person DOUG STEWART

Address 18877 FM 2755

Address

City, State & Zip ROYSE CITY, TX 75189

City, State & Zip

Phone 972-765-4522

Phone 214-340-9700

E-Mail bww4522@gmail.com

E-Mail DOUG@TXHERITAGE.ONMICROSOFT.COM

NOTARY VERIFICATION [REQUIRED]

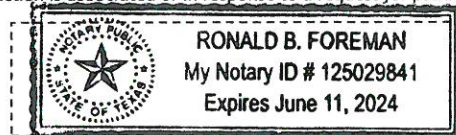
Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 12TH day of MARCH, 2021.

Owner's Signature

Notary Public in and for the State of Texas

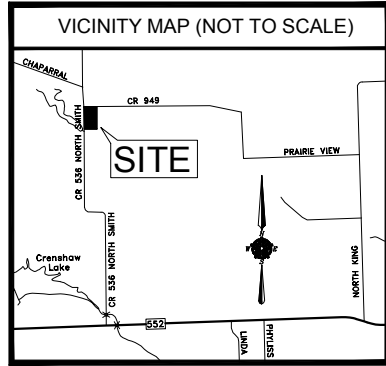


My Commission Expires

6/11/24

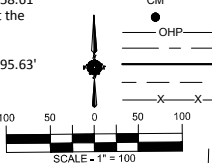
GENERAL NOTES:

- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The purpose of this plat is to create 2 lots out of 1 platted lot.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- City of Rockwall control monuments used:
 COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. + 100' south of the Airport Rd. centerline.
 Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'
 COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate
 Northing- 7,020,550.132 Easting- 2,607,463.893 Elevation- 595.63'



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C. SQ. FT.	COUNTY CLERK SQUARE FEET
IRF	IRON ROD FOUND
IRF	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP
IRF	CONTROL MONUMENT
IRF	CONTROL POLE
CM	OVERHEAD POWER LINE
—	CENTERLINE
—	BOUNDARY LINE
—	EASEMENT LINE
—	BARBWIRE FENCE



LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northwest corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

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. (03/01/2021)
 Gary E. Johnson Registered Public Surveyor No. 5299

APPROVED:

Rockwall County Judge _____ 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 Planning Director of the City of Rockwall on the _____ day of _____

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

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

Director of Planning & Zoning _____ City _____

Engineer _____

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF COLLIN

We the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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.

Bryan Wreyford _____ Edith Wreyford _____

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

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

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **EDITH WREYFORD**, 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.

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

PRELIMINARY REPLAT
WREYFORD ADDITION
LOTS 1A AND 1B
63,919 SQ. FT. / 1.47 ACRES
 BEING A REPLAT OF LOT 1
 CROWELL'S HIDDEN VALLEY ESTATES
 SITUATED IN THE ROBERT H. SMITH SURVEY,
 ABSTRACT NO. 861
 EXTRA JURISDICTIONAL TERRITORY,
 CITY OF ROCKWALL,
 COLLIN COUNTY, TEXAS

OWNER
 BRYAN & EDITH WREYFORD
 18877 FM 2755
 ROYCE CITY, TEXAS 75189

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #0169300



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-010

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CITY ENGINEER:

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General Location SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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Acreage 2.47

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Owner BRYAN WREYFORD

Applicant

Contact Person

Contact Person DOUG STEWART

Address 18877 FM 2755

Address

City, State & Zip ROYSE CITY, TX 75189

City, State & Zip

Phone 972-765-4522

Phone 214-340-9700

E-Mail bww4522@gmail.com

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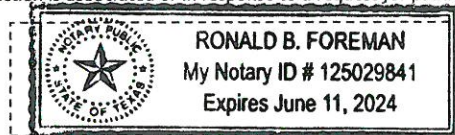
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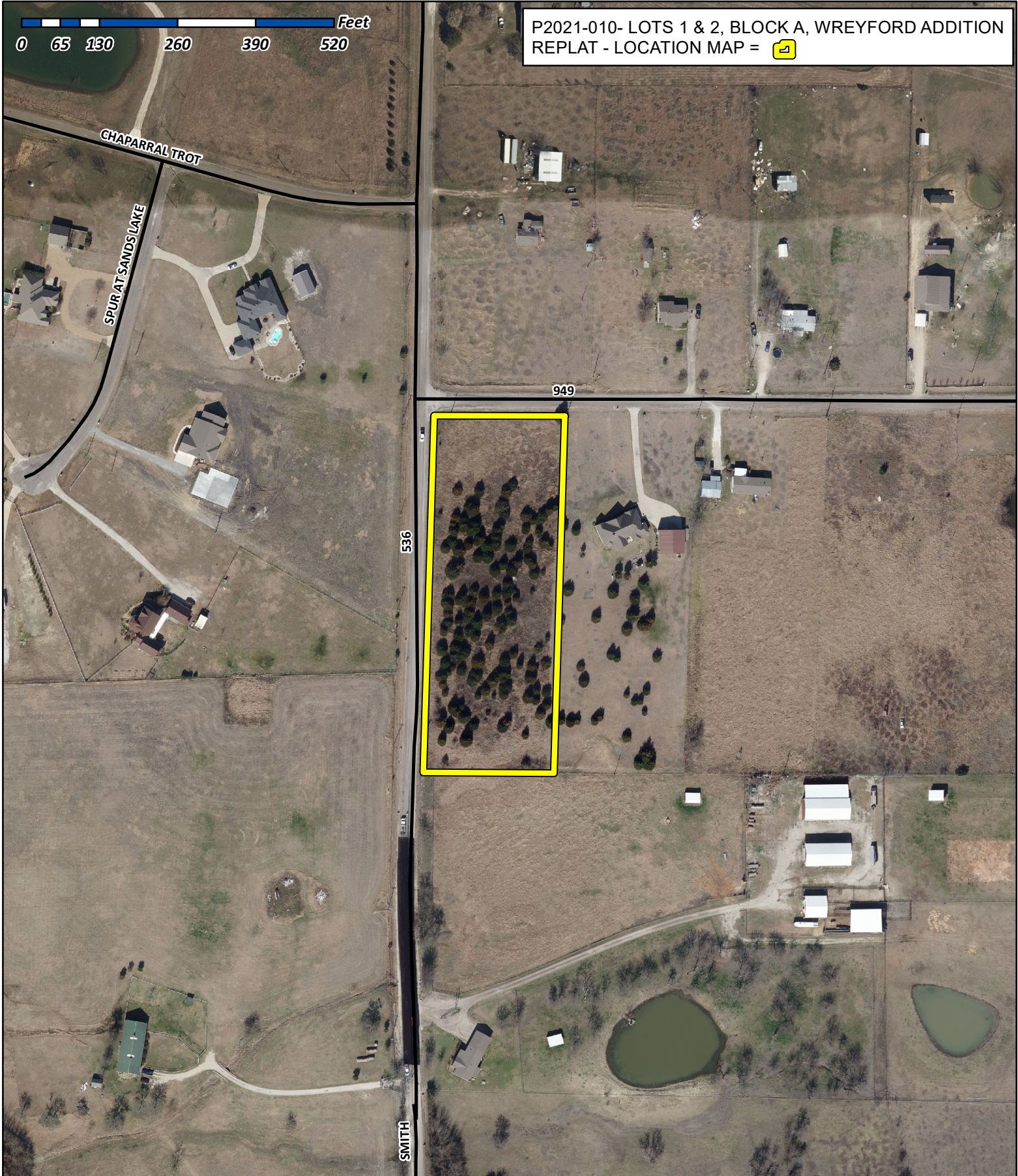


My Commission Expires

6/11/24

0 65 130 260 390 520 Feet

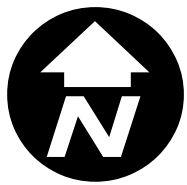
P2021-010- LOTS 1 & 2, BLOCK A, WREYFORD ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

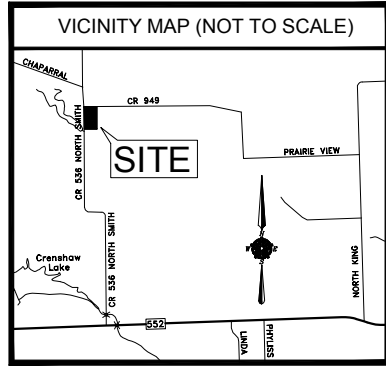
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



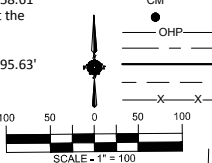
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LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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—	BOUNDARY LINE
—	EASEMENT LINE
—	BARBWIRE FENCE



LEGAL DESCRIPTION

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 COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 2020110900198270, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northwest corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

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. (03/01/2021)
 Gary E. Johnson Registered Public Surveyor No. 5299

APPROVED:

Rockwall County Judge _____ 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 Planning Director of the City of Rockwall on the _____ day of _____

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

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

Director of Planning & Zoning _____ City _____

Engineer _____

OWNER
 BRYAN & EDITH WREYFORD
 18877 FM 2755
 ROYCE CITY, TEXAS 75189

TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #0169300

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF COLLIN

We the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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.

Bryan Wreyford _____ Edith Wreyford _____

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

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

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

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

**PRELIMINARY REPLAT
 WREYFORD ADDITION
 LOTS 1A AND 1B
 63,919 SQ. FT. / 1.47 ACRES**
 BEING A REPLAT OF LOT 1
 CROWELL'S HIDDEN VALLEY ESTATES
 SITUATED IN THE ROBERT H. SMITH SURVEY,
 ABSTRACT NO. 861
 EXTRA JURISDICTIONAL TERRITORY,
 CITY OF ROCKWALL,
 COLLIN COUNTY, TEXAS

PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: P2021-010
PROJECT NAME: Lots 1A & 1B, Wreyford Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/24/2021: P2021-010; Replat for Lots 1 & 2, Block A, Wreyford Addition - ETJ
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-010) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall, the staff comments provided by the Planning, Engineering, and Fire Department as indicated in the Project Plan Review document.

I.6 Make the following corrections identified on plat submittal [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]:

1. Verify and correct square footage and acres to match between the title block and the legal description.
2. Change signature block to the Standard City Signature Block as found in the Development Application.
3. Remove the Rockwall County Judge signature block. As a note, the Collin County Judge does not sign the plat; therefore, a signature block for a county judge is not required.
4. Correct lot numbers on plat to read Lot 1, Block A and Lot 2, Block A.
5. Provide a two (2)-inch x four (4)-inch blank area on the plat for recording information.
6. Correct Title Block to read as follows:

Final Plat

Wreyford Addition
Lots 1 & 2, Block A
129,252 SF/2.97-Acres
Being a replat of Lot 1
Crowell's Hidden Valley Estates
Abstract No. 861
Located within the Extraterritorial Jurisdiction
Of the City of Rockwall, Collin County, Texas

Make the following corrections/additions based on comments received from Collin County [Interlocal Agreement between Collin County and the City of Rockwall]

1. Contact the Collin County Development Services Department at 972-548-5585 regarding a review application for the proposed OSSF facilities within their jurisdiction.
2. Add the following on page one (1) of the plat. As a note, the following baselines may change after the completion of the OSSF review and will require updates prior to filing the plat:

NOTES:

1. (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
3. There are no easements other than those noted on the final plat.
4. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lot must be reviewed and permitted by Collin County Development Services prior to any use.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

3. Add the following signature block:

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

4. Engineering Department Comments:

WREYFORD ADDITION PLAT REVIEW COMMENTS:

David, I have reviewed the Wreyford Addition Re-plat of lot 1. The County's Thoroughfare plan will not affect this plat. The FEMA flood plain is not present on this plat. I have a couple of comments below.

1. The plat will need to show a minimum of 30' Right of Way dedication from the Centerline of County Road 536. It is not real clear, some of the labels maybe an easement to the County. The surveyor has CR 536 labeled as Variable Width ROW. I usually have them label it as VWR and a minimum of 30'. Additional ROW dedication may be needed to achieve the 30' minimum.

CR 949 shows 50' total existing ROW, and since it is a platted subdivision, the County will not request any additional ROW along CR 949.

2. The plat needs to show a Build Line setback of 25' from property line along County Road 536 and County Road 949.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested.

I.8 Please provide two (2) large copies and one PDF version for a subsequent review by staff.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021
- 2) Planning & Zoning Regular meeting will be held on April 13, 2021
- 3) City Council meeting will be held on April 19, 2021

I.10 Staff requires that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Remove the contours from the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved w/ Comments

03/24/2021: The Needed Fire Flow shall be provided to each lot upon development.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-010

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision CROWELLS HIDDEN VALLEY ESTATES Lot 1 Block

General Location SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ETJ

Current Use Vacant

Proposed Zoning ETJ

Proposed Use Residential

Acreage 2.47

Lots [Current]

Lots [Proposed]

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 BRYAN WREYFORD

Applicant

Contact Person

Contact Person DOUG STEWART

Address 18877 FM 2755

Address

City, State & Zip ROYSE CITY, TX 75189

City, State & Zip

Phone 972-765-4522

Phone 214-340-9700

E-Mail bww4522@gmail.com

E-Mail DOUG@TXHERITAGE.ONMICROSOFT.COM

NOTARY VERIFICATION [REQUIRED]

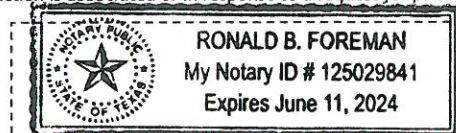
Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 12TH day of MARCH, 2021.

Owner's Signature


Notary Public in and for the State of Texas

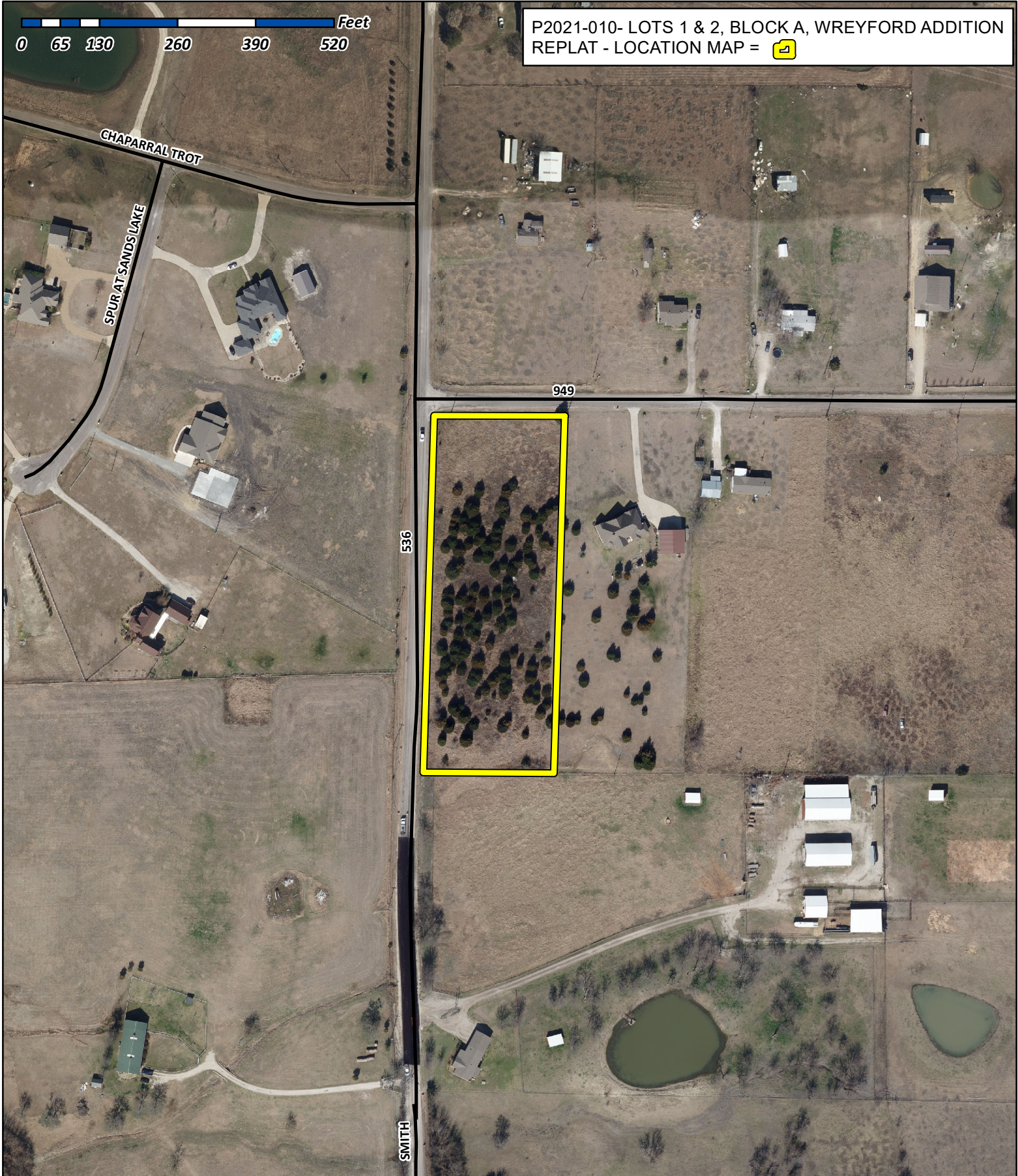


My Commission Expires

6/11/24

0 65 130 260 390 520 Feet

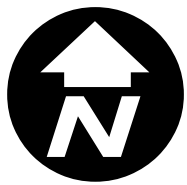
P2021-010- LOTS 1 & 2, BLOCK A, WREYFORD ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

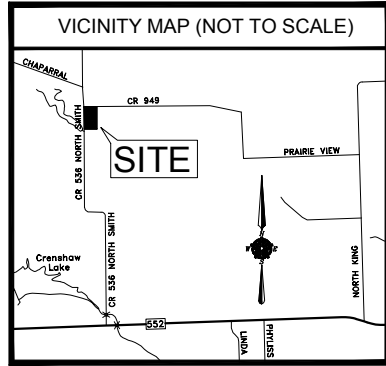
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



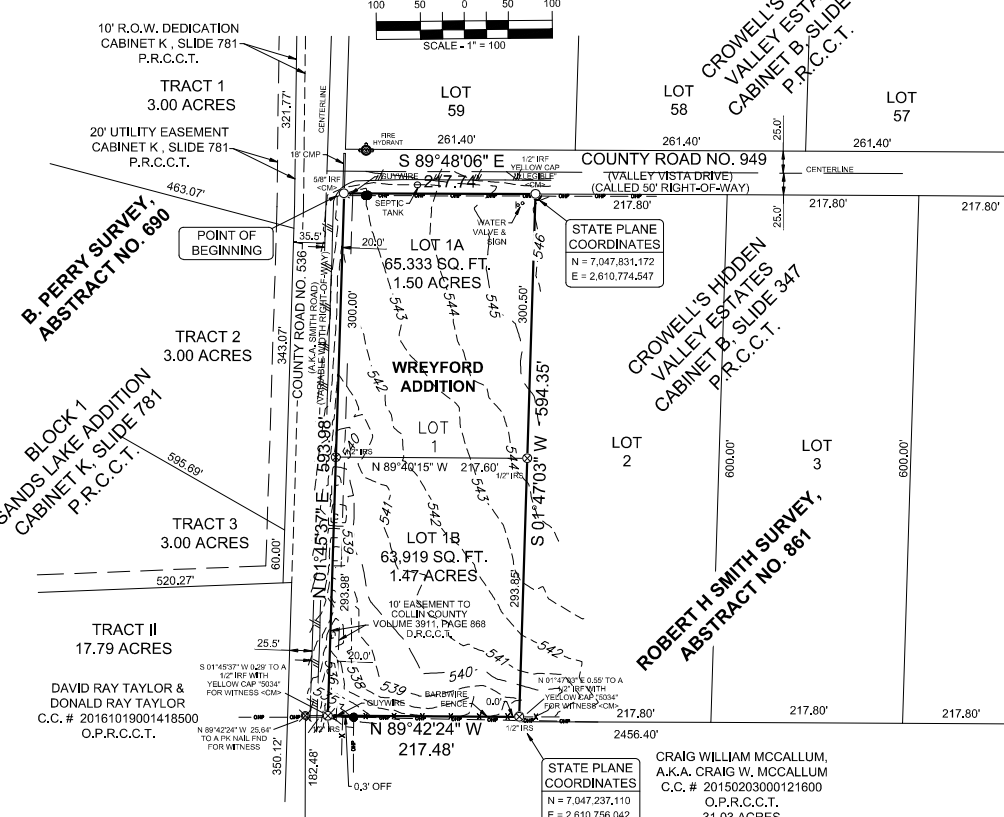
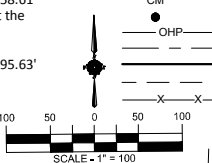
GENERAL NOTES:

- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The purpose of this plat is to create 2 lots out of 1 platted lot.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- City of Rockwall control monuments used:
 COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. + 100' south of the Airport Rd. centerline.
 Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'
 COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate
 Northing- 7,020,550.132 Easting- 2,607,463.893 Elevation- 595.63'



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C. SQ. FT.	COUNTY CLERK SQUARE FEET
IRF	IRON ROD FOUND
IRF	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP
IRF	CONTROL MONUMENT
IRF	CONTROL POLE
CM	OVERHEAD POWER LINE
—	CENTERLINE
—	BOUNDARY LINE
—	EASEMENT LINE
—	BARBWIRE FENCE



LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northwest corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

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. (03/01/2021)
 Gary E. Johnson Registered Public Surveyor No. 5299

APPROVED:

Rockwall County Judge _____ 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 Planning Director of the City of Rockwall on the _____ day of _____

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

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

Director of Planning & Zoning _____ City _____

Engineer _____

OWNER
 BRYAN & EDITH WREYFORD
 18877 FM 2755
 ROYCE CITY, TEXAS 75189

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #0169300

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF COLLIN

We the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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.

Bryan Wreyford _____ Edith Wreyford _____

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

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

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

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

PRELIMINARY REPLAT
WREYFORD ADDITION
LOTS 1A AND 1B
63,919 SQ. FT. / 1.47 ACRES
 BEING A REPLAT OF LOT 1
 CROWELL'S HIDDEN VALLEY ESTATES
 SITUATED IN THE ROBERT H. SMITH SURVEY,
 ABSTRACT NO. 861
 EXTRA JURISDICTIONAL TERRITORY,
 CITY OF ROCKWALL,
 COLLIN COUNTY, TEXAS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 13, 2021
APPLICANT: Bryan Wreyford
CASE NUMBER: P2021-010; *Lots 1 & 2, Block A, Wreyford Addition*

SUMMARY

Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 2.97-acre parcel of land (*i.e. Lot 1, Crowell's Hidden Valley Estates Addition*) for the purpose of creating two (2) lots (*Lots 1 & 2, Block A, Wreyford Addition*). The subject property is situated in Collin County and is within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Both properties will have frontage on County Road 536, with Lot 1 having 300-feet of frontage and Lot 2 having 293.98-feet of lot frontage.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall. According to the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall, the City of Rockwall shall have exclusive jurisdiction to regulate all subdivision plats within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in accordance with Chapter 212 of the Texas Local Government Code, its adopted *Subdivision Ordinance* or other applicable codes or ordinances.
- The surveyor has completed the majority of the technical revisions required by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and the *Interlocal Agreement between Collin County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 1 & 2, Block A, Wreyford Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Collin County shall be addressed prior to filing of the plat with Collin County;

- (2) The applicant shall have the city approved plat mylar signed by the Collin County Development Services Department prior to staff accepting the plat for filing purposes; 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.

PROJECT COMMENTS



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

DATE: 4/9/2021

PROJECT NUMBER: P2021-010
 PROJECT NAME: Lots 1 & 2, Block A, Wreyford Addition
 SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/08/2021	Approved w/Condition

04/08/2021: P2021-010; Revision 1 - Replat for Lots 1 & 2, Block A, Wreyford Addition - ETJ
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- I.2 Provide a separate/space between the Surveyors' Certificate and the Health Department Certification.
- M.3 Change the label for the right-of-way dedication by removing "To City of Rockwall". Should read "10' R.O.W. Dedication (By This Plat)".
- I.4 Please provide one (1) large copy and one PDF version for a final/subsequent review by staff.
- I.5 Please note the scheduled meetings for this case:
 - 1) Planning & Zoning Regular meeting will be held on April 13, 2021
 - 2) City Council meeting will be held on April 19, 2021
- I.6 Although this will be on the consent agenda for both meetings, staff requires that a representative be present for the meetings as scheduled regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/08/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	04/08/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/08/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	04/08/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	04/08/2021	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-010

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision CROWELLS HIDDEN VALLEY ESTATES Lot 1 Block

General Location SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ETS

Current Use Vacant

Proposed Zoning ETS

Proposed Use Residential

Acreage 2.47

Lots [Current]

Lots [Proposed]

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 BRYAN WREYFORD

Applicant

Contact Person

Contact Person DOUG STEWART

Address 18877 FM 2755

Address

City, State & Zip ROYSE CITY, TX 75189

City, State & Zip

Phone 972-765-4522

Phone 214-340-9700

E-Mail bww4522@gmail.com

E-Mail DOUG@TXHERITAGE.ONMICROSOFT.COM

NOTARY VERIFICATION [REQUIRED]

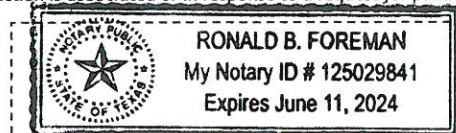
Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 12TH day of MARCH, 2021.

Owner's Signature


Notary Public in and for the State of Texas

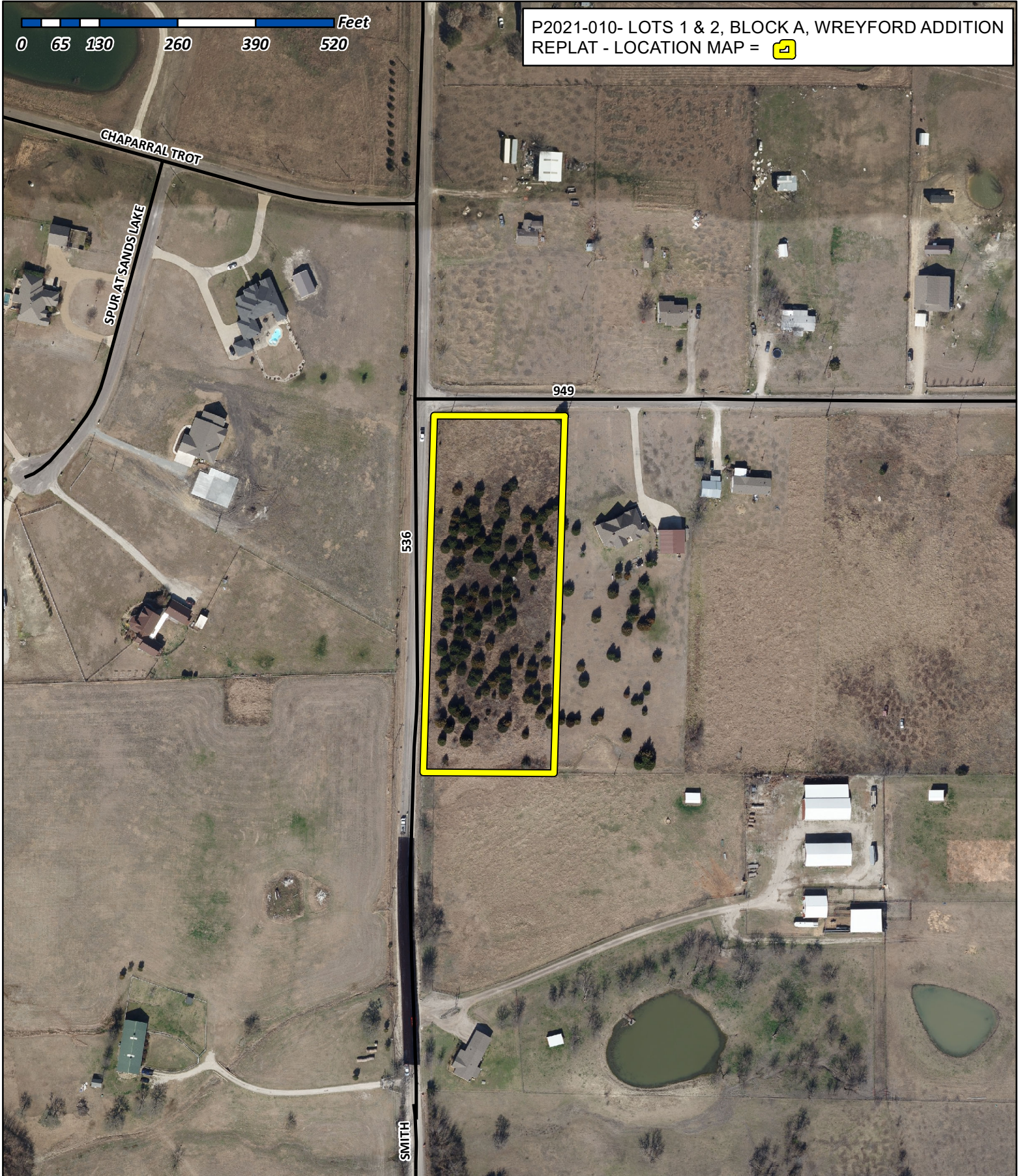


My Commission Expires

6/11/24

0 65 130 260 390 520 Feet

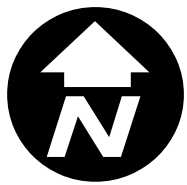
P2021-010- LOTS 1 & 2, BLOCK A, WREYFORD ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

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

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

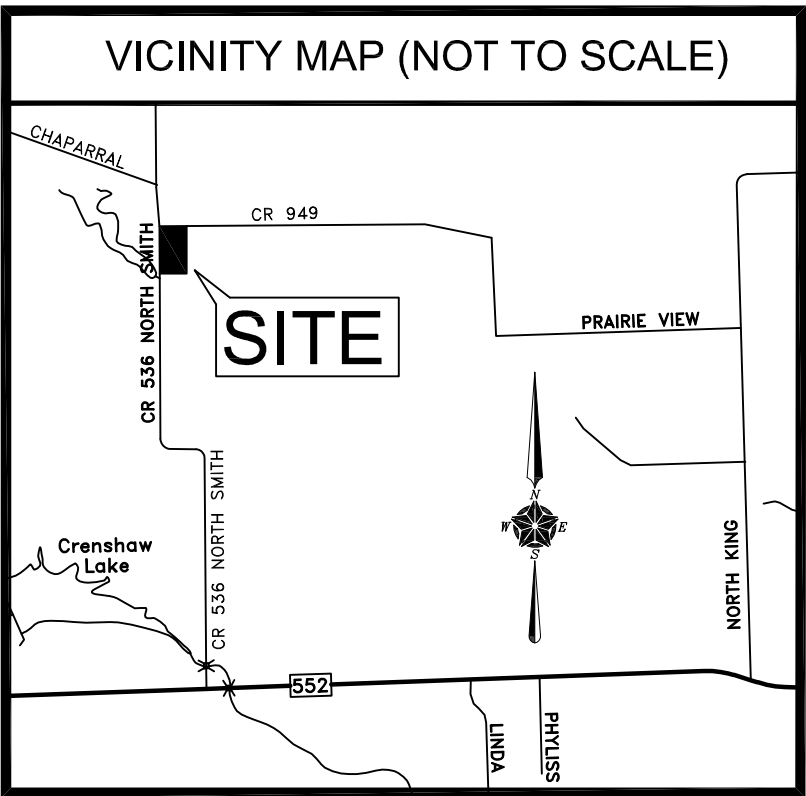
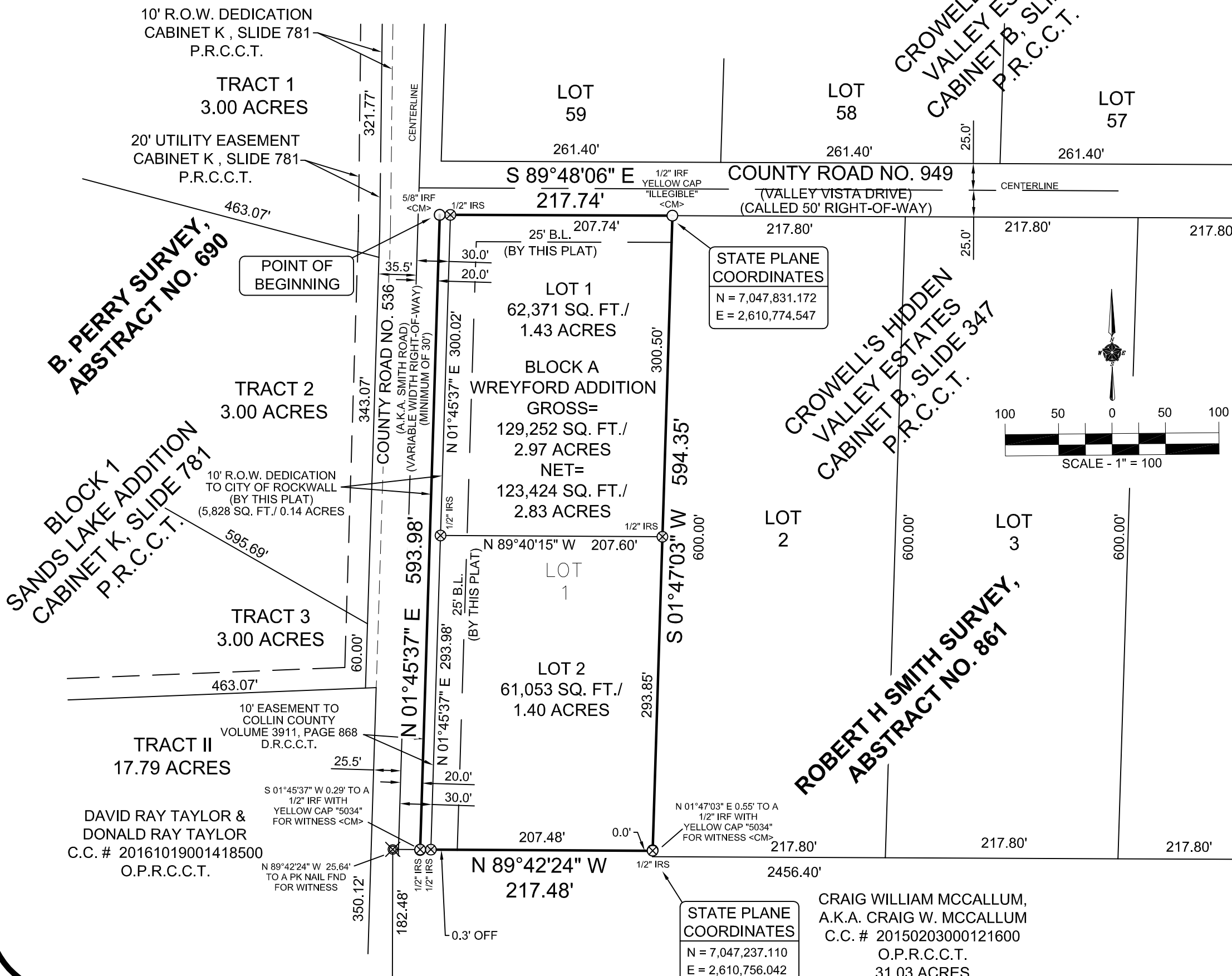


GENERAL NOTES:

- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The purpose of this plat is to create 2 lots out of 1 platted lot.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- City of Rockwall control monuments used:
COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. +100' south of the Airport Rd. centerline.
Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'
COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate.
Northing- 7,020,550.132 Easting- ,607,463.893 Elevation- 595.63'

OSSF NOTES:

- (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There are no easements other than those noted on the final plat.
- There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lot must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.



LEGEND

C.C.	COUNTY CLERK
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRS	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER CONTROL MONUMENT
CM	CONTROL MONUMENT
CENTERLINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
B.L.	BUILDING LINE SETBACK

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northeast corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

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. (02/31/2021)

Gary E. Johnson Registered Public Surveyor No. 5299

Health Department Certification:
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

Planning & Zoning Commission, Chairman Date

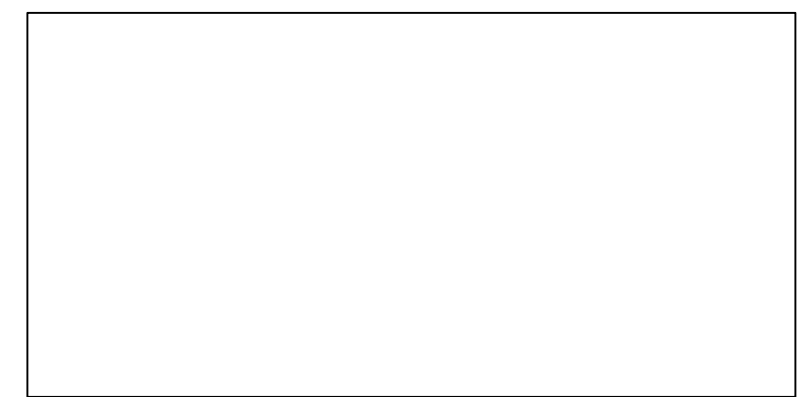
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by

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



OWNER'S CERTIFICATION (PUBLIC DEDICATION)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Bryan Wreyford and Edith Wreyford, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows: Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas.; when taken with Ratification of Plat dated October 18, 1985, filed January 2, 1986, recorded in Volume 2281, Page 781, Deed Records, Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Bryan Wreyford Edith Wreyford

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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



TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
BRYAN & EDITH WREYFORD
18877 FM 2755
ROYCE CITY, TEXAS 75189

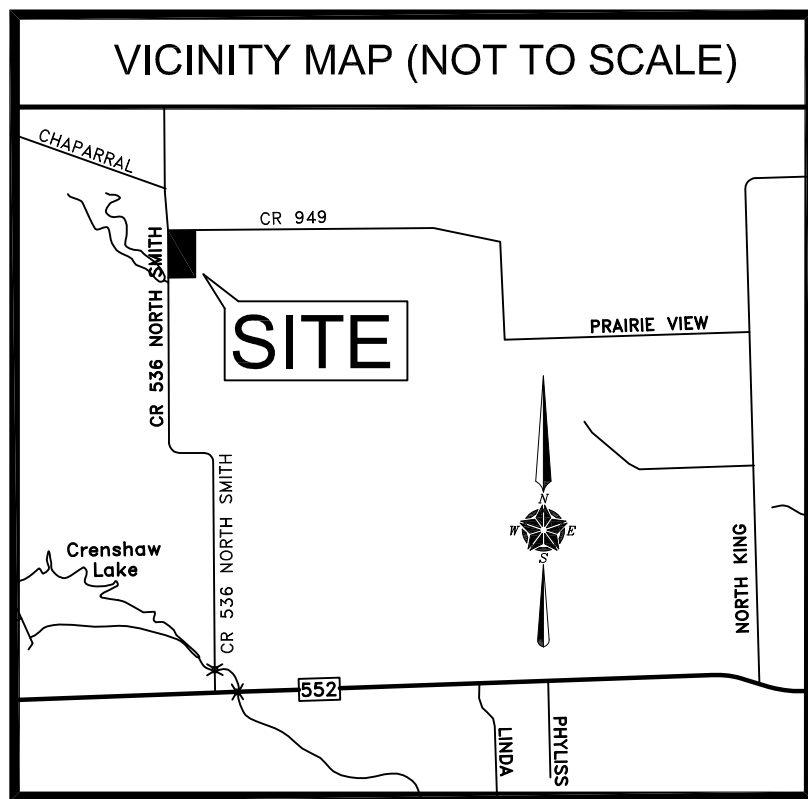
P2021-010
FINAL PLAT
WREYFORD ADDITION
LOTS 1 & 2, BLOCK A
129,252 SF/2.97 ACRES
BEING A REPLAT OF LOT 1
CROWELL'S HIDDEN VALLEY ESTATES
ABSTRACT NO. 861
LOCATED WITHIN THE
EXTRATERRITORIAL JURISDICTION,
OF THE CITY OF ROCKWALL, COLLIN COUNTY, TEXAS

GENERAL NOTES:

1. 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.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
3. The purpose of this plat is to create 2 lots out of 1 platted lot.
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COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate.
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OSSF NOTES:

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
3. There are no easements other than those noted on the lot 1A or 1B.
4. There were no permitted/approved existing structures with associated OSSF(s) on lot 1A of 1B at the time of approval. Any existing structures or OSSFs on either lot must be reviewed and permitted by Collin County Development Services prior to any use.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.



LEGEND

C.C.	COUNTY CLERK
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRS	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER
CM	CONTROL MONUMENT
CENTERLINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
B.L.	BUILDING LINE SETBACK

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COUNTY OF COLLIN

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THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

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. (04/16/2021)

Gary E. Johnson Registered Public Surveyor No. 5299

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

Planning & Zoning Commission, Chairman Date

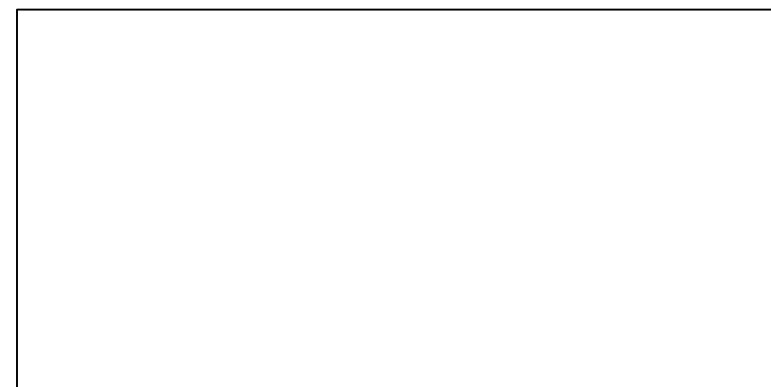
APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by

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



OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Bryan Wreyford and Edith Wreyford, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows: Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas.; when taken with Ratification of Plat dated October 18, 1985, filed January 2, 1986, recorded in Volume 2281, Page 781, Deed Records, Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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.

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

Bryan Wreyford Edith Wreyford

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
BRYAN & EDITH WREYFORD
18877 FM 2755
ROYCE CITY, TEXAS 75189

P2021-010

FINAL PLAT
WREYFORD ADDITION
LOTS 1 & 2, BLOCK A
129,252 SF/2.97 ACRES
BEING A REPLAT OF LOT 1
CROWELL'S HIDDEN VALLEY ESTATES
ABSTRACT NO. 861
LOCATED WITHIN THE
EXTRATERRITORIAL JURISDICTION,
OF THE CITY OF ROCKWALL, COLLIN COUNTY, TEXAS



April 29, 2021

TO: Doug Stewart
10610 Metric Drive, Suite 124
Dallas, TX 75243

CC: Bryan Wreyford
18877 FM 2755
Royse City, TX 75189

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-010; Lots 1 & 2, Block A, Wreyford Addition

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 April 19, 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 Collin County shall be addressed prior to filing of the plat with Collin County;
- (2) The applicant shall have the city approved plat mylar signed by the Collin County Development Services Department prior to staff accepting the plat for filing purposes; 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On April 19, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Plat Filing Instructions

The applicant will be required to submit the plat mylar(s), filing documents, and fees per the requirements for filing of a plat within Collin County. Make your check payable to *Collin County Clerk* in the amount as required by the *Land Recording Fees* schedule for filing of plats per Stacy Kemp, Collin County Clerk. All plats must be submitted to the City of Rockwall with the required filing fees and documentation required by Collin County not later than 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall. 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,


David Gonzales, AICP
Planning and Zoning Manager



COLLIN COUNTY

Stacey Kemp
County Clerk
2300 Bloomdale Road
Ste. 2106
McKinney, Texas 75071
972-548-4185
972-547-5731 Fax
www.collincountytx.gov

Requirements For Filing A Plat In Collin County

SPECIFICATIONS FOR FILING PLATS:

NO FILINGS OF PLATS WILL BE ACCEPTED AFTER 3:30 pm

1. The size of the plat shall be **NO LARGER OR SMALLER** than 24" x 36".
2. The County Clerk's Office requires one black line copy with all **ORIGINAL** seals and signatures; **NO EXCEPTIONS**.
3. The plat must show the following:
 - A) Certification and Dedication by owner (addition name in dedication and title block must be the same).
 - B) Certification by a Registered Professional Land Surveyor.
 - C) Certification and approval by the city (if within the city's ETJ).
 - D) Approval by Commissioners' Court (if needed).
 - E) Complete Legal Description; a replat must reference the original plat information.
4. Signatures must be original and names must be printed under each signature. If the owner is a company that company name must be above the signature.
5. Signatures must be acknowledged. Notary's name must be printed under each signature. Notary's seal must be affixed and legible, and the notary expiration date must be shown.
6. Seals must be affixed by whoever approves the plat, whether it is the city or the county, as well as the surveyor and notary.
7. Tax Certificates from each taxing entity (signed, and sealed from County Tax Office). School and City Taxes not collected through the County may not have a seal, but must have original signatures.
8. All stamps and seals **MUST** be legible.

EXTRATERRITORIAL JURISDICTION (ETJ)-Area outside a City's limits so designated to fall in the City's "sphere of influence"

SUBDIVISION WITHIN EXTRATERRITORIAL JURISDICTION: If the location of the subdivision is within the extraterritorial jurisdiction of any city or town within Collin County, Texas the plat shall be approved by the governing body of that jurisdiction and so indicated on the face of the plat.



STACEY KEMP, COUNTY CLERK

LAND RECORDING FEES (EFFECTIVE: 10/01/2015)

NO PLAT FILINGS AFTER 3:30 PM

PHONE: 972-548-4185

NO COURIERS AFTER 4:00 PM

METRO: 972-424-1460

OFFICE HOURS: 8:00 AM - 4:30 PM - MONDAY-FRIDAY

email: ctyclerks@collincountytx.gov

Warranty Deeds, Deeds of Trust, Oil and Gas Leases, Mechanics Liens, Releases, Affidavits, Powers of Attorney, Lis Pendens, Bills of Sale, Abstracts of Judgment, Hospital Liens, State Tax Liens, or Releases filed by an individual and Other Instruments filed in Land Records

- First Page\$26.00
- Each Additional Page (File Stamp will be the last marking on the page)\$ 4.00
- Each Name to be Indexed in Excess of 5 Names.....\$.25

Any Marking on the Back Side of Any Page is Considered an Extra Page. There needs to be 4” of blank space after all the writing on the last page or \$4.00 must be added for an additional page. Filing information shall be the last marking on the document.

Make Sure There is a Return Address on the Instrument, which states:

“RETURN TO” OR “AFTER RECORDING RETURN TO”:

- UCC Filed in Real Estate Records Standard Form\$34.00
- For Each Additional Debtor.....\$ 5.00
- UCC Non-Standard Form\$49.00
- For Each Additional Debtor.....\$ 5.00
- For Each Attachment\$ 4.00

IF ADDENDUM IS ADDED, THIS WILL MAKE DOCUMENT NON-STANDARD, BUT THERE IS NO CHARGE FOR THE EXTRA PAGE.

- State Tax Lien or Release filed by the State\$16.00
 - Federal Tax Lien or Release\$31.00
 - Plat Filing for 1st Page\$31.00
 - Plat Filing for Each Additional Page\$10.00
 - One File-Marked CopyFREE
 - Any Additional File-Marked Copies (Per Page).....\$.50
 - Plus an Original Tax Certificate from each Taxing Unit with Jurisdiction of the Real Property Indicating that no Delinquent Ad Valorem Taxes are Owed on the Real Property.
 - For Each Tax Certificate Filed.....\$ 2.00
 - Tax Certificates Obtained from the Collin County Tax Office\$10.00
 - All Searches (Name, Legal, Document Type)\$10.00
 - Document Copies (Per Page).....\$ 1.00
 - Plat Copies (Per Page)\$ 5.00
 - Certified Copies..... Per Copy Page Charge, Plus \$5.00 for Certification.
- We will be happy to return a Filed-Marked Copy to you if you include the Copy and a self-addressed stamped envelope.

Any Additional File-Marked Copies are \$.50 Each. All Copies should be marked “COPY”.

**MAIL DOCUMENTS TO: STACEY KEMP, COUNTY CLERK
2300 BLOOMDALE ROAD, SUITE 2106
MCKINNEY, TEXAS 75071**

Make checks payable to: COLLIN COUNTY CLERK

Checks older than 90 days will not be accepted.

Refunds of ten dollars (\$10.00) or less will be issued upon request.

All checks must clear bank before a refund will be issued.

NOTE: A convenience fee of 2.3%, with a minimum fee of \$1.00, will be applied to all credit and debit card transactions.

From: [REDACTED]
[REDACTED]; "carlee kuenstler"; [Gonzales, David](#); [REDACTED]; [Michael Sullivan](#)
Cc: [Development Services](#); [Miller, Ryan](#)
Subject: RE: Lot subdivision - Collin County Requirements
Date: Wednesday, September 23, 2020 12:53:35 PM

Carlee,

Are you using Septic systems on these lots? If so, have you already submitted for an On Site Sewage Facility review with the County Development services department? This review results in notes and a signature block that needs to go on the plat.

Below is the application and DS is copied on this email.

https://www.collincountytx.gov/development_services/Documents/SubdivisionReviewApplication.pdf

Thanks,
Tracy

Tracy Homfeld, PE, CFM

Assistant Director

Collin County | Engineering
[4690 Community Ave., Ste. 200](#) | McKinney, TX 75071
telephone 972.548.3733
thomfeld@co.collin.tx.us | www.collincountytx.gov

From: carlee kuenstler [REDACTED]
Sent: Wednesday, September 23, 2020 11:15 AM
To: 'Gonzales, David' <dgonzales@rockwall.com>; [REDACTED]; [Michael Sullivan](#) <msullivan2@co.collin.tx.us>
Cc: [Development Services](#) <DevelopmentServices@co.collin.tx.us>; [Miller, Ryan](#) <rmiller@rockwall.com>; [Tracy Homfeld](#) <thomfeld@co.collin.tx.us>
Subject: Re: Lot subdivision - Collin County Requirements

***** **WARNING:** External Email. Do not click links or open attachments that are unsafe. *****

Thank you very much, Michael, for helping us sort this out.

David, looks like we have the go ahead from Collin County like you requested earlier this week. Please let me know what other updates you need on the plat so we can get them to you before the meeting next week.

We appreciate everyone's help with this!
The Kuenstler family...and the Underwood family

On Tuesday, September 22, 2020, 03:46:36 PM CDT, [Michael Sullivan](#) <msullivan2@co.collin.tx.us> wrote:

Good afternoon David. I believe that there is some confusion. Rockwall's subdivision regulations must be met, not the Counties, unless Rockwall's state that in the ETJ the counties sub regs must be met. The interlocal agreement states that in the ETJ the City will regulate the plat and their regulations will be met.

If, as you stated before, Rockwall does not have road frontage requirements, you cannot insist that the County's regulations be met.

Thank you,

Mike Sullivan, CFM

Environmental Construction Specialist

Collin County – Engineering

Office 972-548-3736

msullivan2@co.collin.tx.us

office hrs. 7:30 – 4:00

If you fail to plan, you plan to fail.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Tuesday, September 22, 2020 3:28 PM

To: 'carlee kuenstler' [REDACTED]; [REDACTED]

Cc: Michael Sullivan <msullivan2@co.collin.tx.us>; Development Services . <DevelopmentServices@co.collin.tx.us>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Lot subdivision - Collin County Requirements

***** **WARNING:** External Email. Do not click links or open attachments that are unsafe. *****

Carlee,

Thank you for the email from Michael Sullivan; however, the Collin County Subdivision Regulations under Section II(F), Lots, Streets, Easements, & Set Back Line Layout and Drainage requirements state “Minimum lot frontage on existing county roads shall be a 100 feet.” County Road 536 appears to be an existing county road; therefore, it requires a minimum of 100-ft frontage according to the Collin County Subdivision Regulations. I am copying Michael Sullivan, and the Collin County Development Services Department on this email in order to verify their requirements for your plat request. Although the City of Rockwall facilitates the plat request due to the property being within the City of Rockwall’s extraterritorial jurisdiction (ETJ), the plat must meet Collin County’s requirements.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087



HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)



From: carlee kuenstler [REDACTED]
Sent: Tuesday, September 22, 2020 12:27 PM
To: [REDACTED]; Gonzales, David <DGonzales@rockwall.com>
Subject: Fwd: Lot subdivision

David,

Please see attached email from Collin County saying they will approve the 30' road frontage. Looks like we are good to go. We will get road names changed. Do you have any other change request on the plat that need to be done before I ask them to do that? I prefer to submit as much together as possible, to eliminate the back and forth with everyone.

Carlee Kuenstler

Sent from my iPhone

Begin forwarded message:

From: Michael Sullivan <msullivan2@co.collin.tx.us>
Date: September 22, 2020 at 10:09:41 AM CDT
To: carlee kuenstler <[REDACTED]>
Subject: RE: Lot subdivision

Good morning Carlee. 1st, your surveyor has the County Roads labeled as FM (Farm to Market) roads on the location map. 536, 541 and 552 should be labeled as CR 536...

The road frontage looks ok to me. LOT 2, BLOCK A has 30' road frontage. LOT 1 BLOCK A has 266'.

If Rockwall does not have road frontage requirements, than the 30' is ok by Collin County.

Thank you,

Mike Sullivan, CFM

Environmental Construction Specialist

Collin County – Engineering

Office 972-548-3736

[*msullivan2@co.collin.tx.us*](mailto:msullivan2@co.collin.tx.us)

office hrs. 7:30 – 4:00

If you fail to plan, you plan to fail.

From: carlee kuenstler [REDACTED] >
Sent: Monday, September 21, 2020 2:33 PM
To: Michael Sullivan <msullivan2@co.collin.tx.us>
Subject: Fw: Lot subdivision

***** **WARNING:** External Email. Do not click links or open attachments that are unsafe.

Good Afternoon Michael,

We contacted you and David Gonzales with Rockwall a few weeks back prior to purchasing the land we are wanting to build on with the Underwood family. We were with the understanding that since we were in the Rockwall ETJ that we were to go by Rockwall's road frontage requirements and then per your email below ya'll have a 20' frontage requirement. So....we made a road frontage of 30'. We submitted our plat Friday and then David Gonzales just called saying it was declined because it didn't meet your requirements. I think somewhere there has been a miscommunication or misunderstanding. Can you please check the attached plat and application and reply letting me know if it will be something that is signed and approved by the county. We have a lot very similar lot to this 2 doors down.

Thank you and look forward to hearing back from you.

Carlee Kuenstler

*Plat and Application attached at the bottom of email

----- Forwarded Message -----

From: carlee kuenstler <[REDACTED]>
To: "dgonzales@rockwall.com" <dgonzales@rockwall.com>
Sent: Monday, September 21, 2020, 02:17:52 PM CDT
Subject: Fwd: Lot subdivision

Sent from my iPhone

Begin forwarded message:

From: Pare Underwood <[REDACTED]>
Date: July 23, 2020 at 5:10:56 PM CDT
To: carlee kuenstler <[REDACTED]>
Subject: Fwd: Lot subdivision

Begin forwarded message:

From: "Gonzales, David" <DGonzales@rockwall.com>
Date: July 23, 2020 at 3:55:02 PM CDT
To: Michael Sullivan <msullivan2@co.collin.tx.us>, carlee kuenstler <[REDACTED]>, Pare Underwood LPC Heath Counseling <[REDACTED]>
Subject: RE: Lot subdivision

Michael,

Thank you for your comments with regard to the City of Rockwall's role in this process.

Ms. Kuenstler, the City of Rockwall is only responsible for, and will facilitate the platting process. An application can be submitted according to our schedule for development applications. I am providing a copy of the application, which has specific submittal deadlines. Please be aware of the submittal deadlines as these are the only dates a platting application can be received by the City of Rockwall. I am also including a copy of the Interlocal Agreement between the City of Rockwall and Collin County for your review.

Please do not hesitate to contact me should you have any additional questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Michael Sullivan [<mailto:msullivan2@co.collin.tx.us>]
Sent: Thursday, July 23, 2020 2:18 PM
To: 'carlee kuenstler' <[REDACTED]>; Gonzales, David <DGonzales@rockwall.com>; Pare Underwood LPC Heath Counseling <[REDACTED]>
Subject: RE: Lot subdivision

I understand. It is a lot if your first time. My understanding is that you will follow Rockwall's requirements for platting. The county does have road frontage requirements but only when platting in the County, outside of the ETJ.

The County Fire Marshal has a minimum of 20' road frontage for parcels which do not require platting, so if Rockwall does not have a road frontage requirements in the ETJ, than Tracy, our Assistant Director of Engineering stated that you should use the 20'.

You will do the OSSF site evaluation through the County Development Services for the septic review. There will be resulting septic notes that have to go on the plat.

Some cities require that you have completed the OSSF review with the County prior to submitting a plat with them so I would check on that.

Hope this helps.

Thank you,

Mike Sullivan, CFM

Environmental Construction Specialist

Collin County – Engineering

Office 972-548-3736

msullivan2@co.collin.tx.us

office hrs. 7:30 – 4:00

If you fail to plan, you plan to fail.

From: carlee kuenstler <[REDACTED]>
Sent: Thursday, July 23, 2020 1:55 PM
To: dgonzales@rockwall.com; Michael Sullivan
<msullivan2@co.collin.tx.us>; Pare Underwood LPC Heath
Counseling <[REDACTED]>
Subject: Lot subdivision

***** **WARNING:** External Email. Do not click links or open attachments that are unsafe. *****

Good Afternoon Michael and David,

We have spoken with both of you on different occasions and are getting different answers, so I hope you don't mind us reaching out to the 2 of you together to make sure we get this correct. I have included David from City of Rockwall Planning and Zoning, and Michael from Collin County Engineering Office. Our family and the

Underwoods are purchasing the property at 11644 County Road 536 in Rockwall. We realize that it is the ETJ of Rockwall, so we fall under the regulations of Rockwall. So, with that being said we have a surveyor scheduled for 8:00 tomorrow morning to come out and resurvey and then we will start the replatting process after closing before making any improvements to the land. What we are hoping to make sure that we are on all the same page is the road frontage requirements for this address and any other lot regulations from both areas. David, you looked it up yesterday for Pare Underwood and said the ETJ has no road frontage requirements. Correct? So doing a flagpole is not a problem, correct? Michael, you are saying that the Fire Marshall will require at least 20' of road frontage for emergency vehicles, etc. That is the only regulation we need to be aware of? If so we will make the "pole" on our flag pole...20' wide.

Are we correct on this understanding and that is all we need to know between both city of Rockwall and Collin County?

Please let us know anything that you might require so this survey ends up correctly.

Sorry for all of the back and forth and confusion...it is very important to us to get this correct (the first time) and follow all rules and regulations for both areas.

Thank you again for your time and we look forward to hearing back from both of you,

Carlee and Wes Kuenstler

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