



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-036 P&Z DATE 07/13/21 CC DATE 07/19/21 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 checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-036

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

DIRECTOR OF PLANNING: *Phillips*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **west intersection of Streetman Road and S. Munson Road**

SUBDIVISION **The Landon Phase Two**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **94.273**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **50**

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 **Robert John Crowell**

APPLICANT **Carroll Consulting Group, Inc.**

CONTACT PERSON

CONTACT PERSON **James Bart Carroll**

ADDRESS **P.O. Box 466**

ADDRESS **P.O. Box 11**

CITY, STATE & ZIP **Royse City, TX 75189**

CITY, STATE & ZIP **Lavon, TX 75166**

PHONE **214-460-4444**

PHONE **972-742-4411**

E-MAIL **robertjcrowell@yahoo.com**

E-MAIL **bart.carroll@yahoo.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert John Crowell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

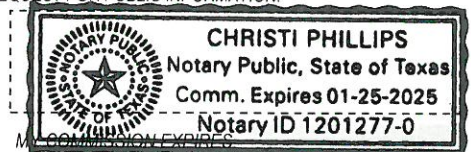
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF June, 2021.

OWNER'S SIGNATURE

[Signature of Robert John Crowell]
[Signature of Christi Phillips]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BOUNDARY CLOSURE REPORT
THE STANDARDS PHASE TWO

North: 7011291.8159' East: 2639109.3613'

Segment #1 : Line

Course: N45° 58' 01.51"W Length: 3094.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line

Course: N44° 38' 31.33"E Length: 1314.227'
North: 7014377.9499' East: 2637807.9204'

Segment #3 : Line

Course: S46° 16' 18.09"E Length: 462.018'
North: 7014058.5848' East: 2638141.7865'

Segment #4 : Line

Course: N43° 43' 41.91"E Length: 410.000'
North: 7014354.8613' East: 2638425.1947'

Segment #5 : Line

Course: S46° 16' 18.09"E Length: 60.000'
North: 7014313.3870' East: 2638468.5523'

Segment #6 : Line

Course: S43° 43' 41.91"W Length: 410.000'
North: 7014017.1104' East: 2638185.1441'

Segment #7 : Line

Course: S46° 16' 18.09"E Length: 2557.215'
North: 7012249.4623' East: 2640033.0534'

Segment #8 : Line

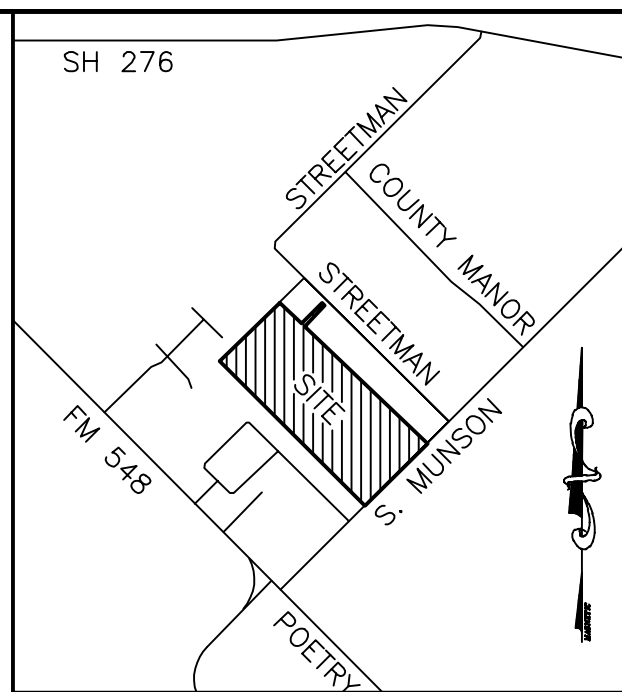
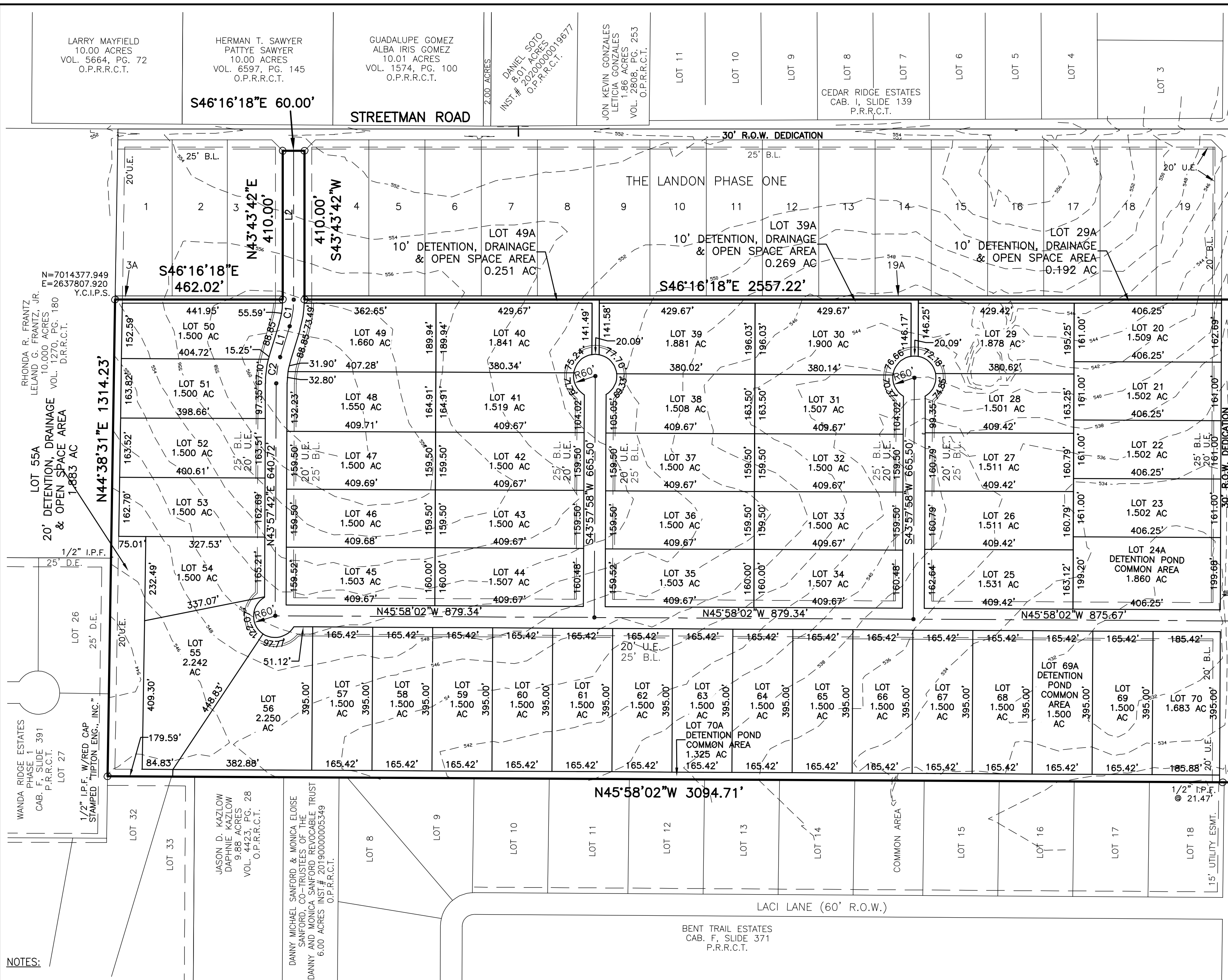
Course: S43° 57' 57.75"W Length: 1330.523'
North: 7011291.8166' East: 2639109.3619'

Perimeter: 9638.696' Area: 4106540.55 Sq.
Ft.

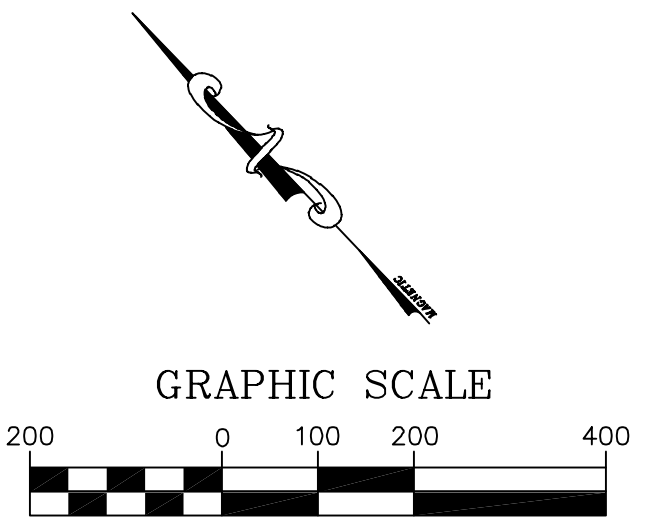
Error Closure: 0.0009 Course: N39° 10'
00.77"E

Error North: 0.00070 East: 0.00057

Precision 1: 10709663.333



LOCATION MAP (N.T.S.)



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Line Table		
Line #	Direction	Length
L1	N60°48'44"E	88.85'
L2	N43°43'42"E	410.00'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	74.54'	250.00'	17°05'03"	N52°16'13"E, 74.27'
C2	73.53'	250.00'	16°51'03"	N52°23'13"E, 73.26'

POINT OF BEGINNING
N=7011291.816
E=2639109.361

SUSAN J. DAHSE
WALTER D. DAYSE
12.000 ACRES
VOL. 5357, PG. 124
O.P.R.R.C.T.

- NOTES:**
1. Located in the City of Rockwall, Texas E.T.J.
 2. Water supplied by Cash SUD.
 3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
 4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
 5. All street intersections to have a 15'x15' visibility easement.
 6. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

M.N.S. - MAG NAIL SET
I.P.F. - IRON PIN FOUND
D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S. - ALL CORNERS SHALL BE A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

PRELIMINARY PLAT
THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
Being 94.273 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

CARROLL CONSULTING GROUP, INC.
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JUNE 18, 2021	CP

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 65.8 acre tract, the southwest line of said 65 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 2019000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPSON ENG. INC." for the west corner of said 65 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, a distance of 1314.23 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 462.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 2557.22 feet to a mag nail set for corner on the southeast line of said 65.8 acre tract and in the center of S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 1330.52 feet to the Point of Beginning and containing 4,106,540 square feet or 94.273 acres of land.

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE LANDON PHASE TWO subdivision to the County 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 further certify that all other parties who have a mortgage or lien interest in the The Landon Phase Two subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ____ day of _____, 2021.

Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas.
My commission expires: _____

PRELIMINARY PLAT
THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
Being 94.273 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

of the City of Rockwall
Rockwall County, Texas

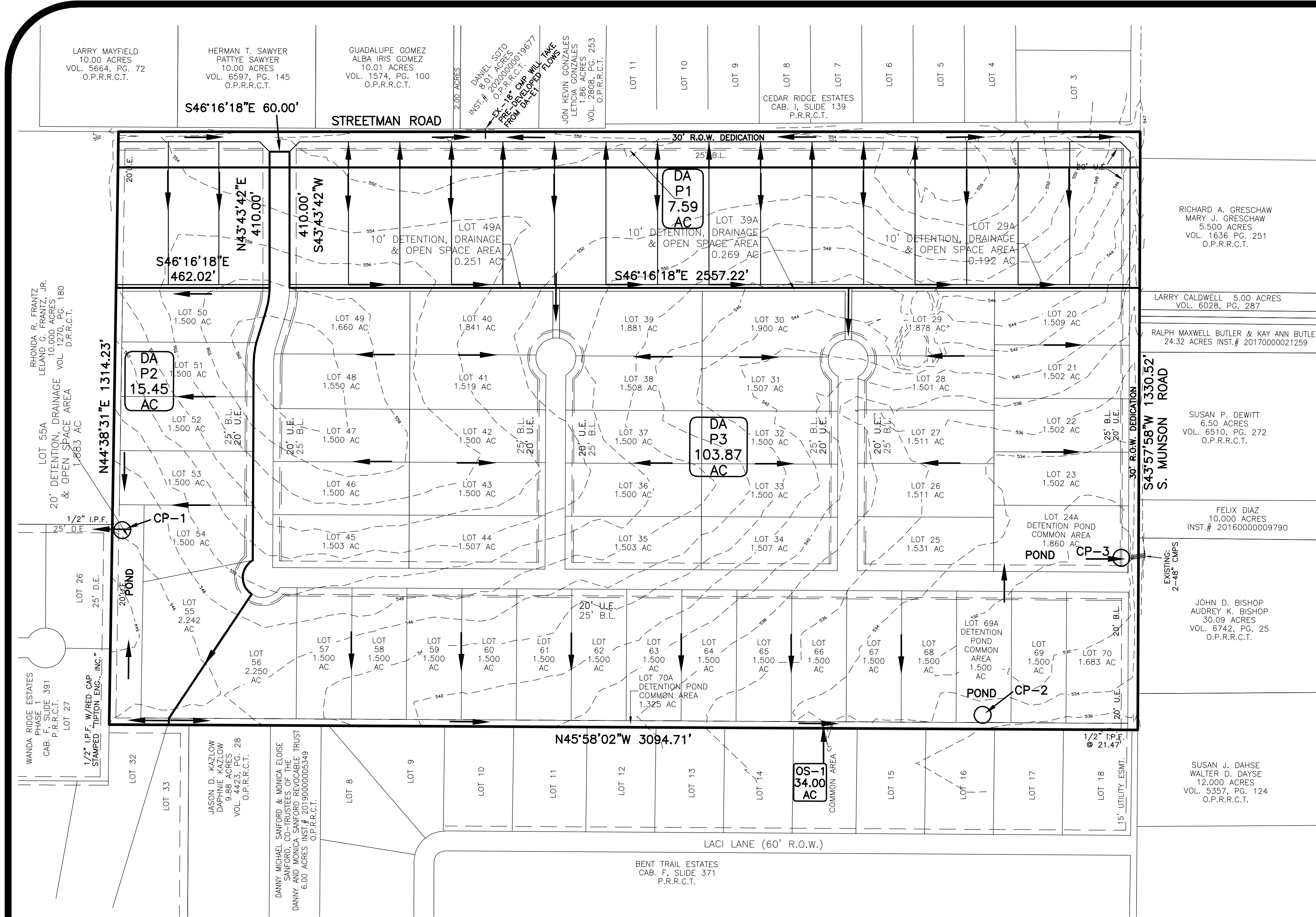
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CARROLL CONSULTING GROUP, INC.

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TEXAS FIRM REGISTRATION NO.: 10007200
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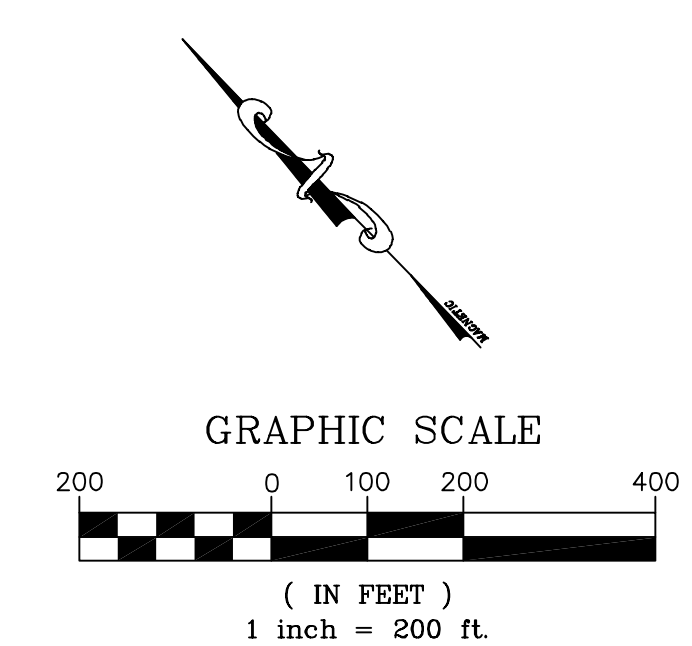
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JUNE 18, 2021	CP

PROPOSED DRAINAGE AREAS

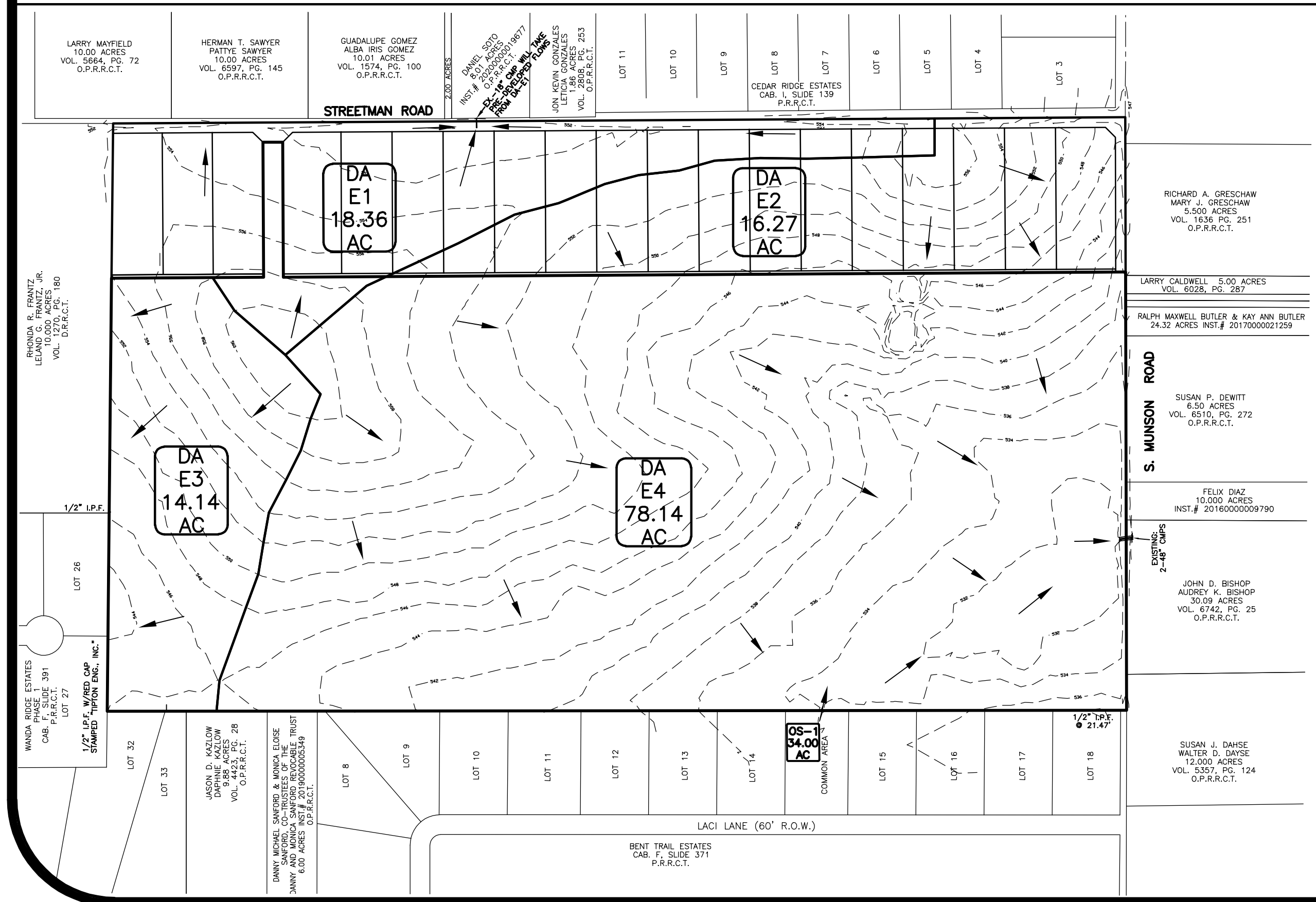


PROPOSED DRAINAGE AREAS

PROPOSED DRAINAGE AREAS					NOTES
DA	ACRES	C	I100	Q100 cfs	
Tc = 10 min.					
DA-P1	7.59	0.500	9.80	37.19	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-P2	15.45	0.500	9.80	75.71	DRAINS TO CP-1, POND
DA-P3	103.87	0.500	9.80	508.96	DRAINS TO CP-3, POND TO 2-48" RCPS
OS-1	34.00	0.500	9.80	166.60	DRAINS TO PR-3, SWALE TO CP-2, POND
TOTALS	160.91			788.46	

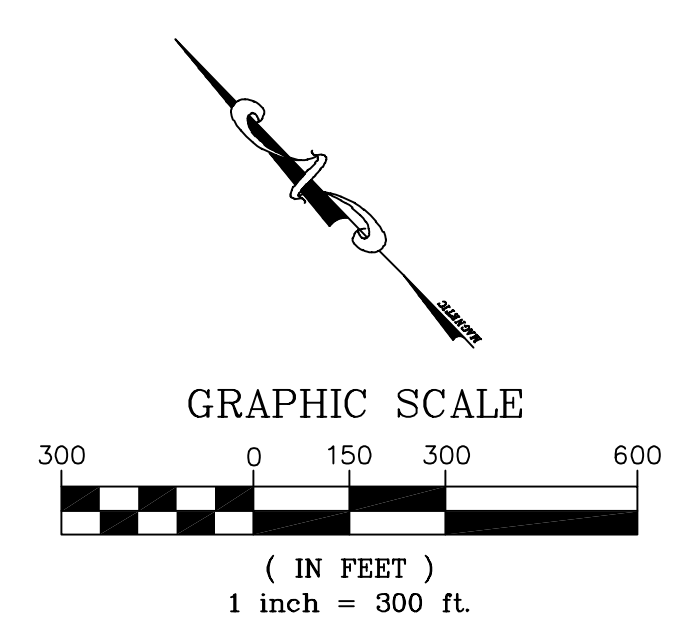


EXISTING DRAINAGE AREAS



EXISTING DRAINAGE AREAS

EXISTING DRAINAGE AREAS					NOTES
DA	ACRES	C	I100	Qcfs	
Tc = 20 min.					
DA-E1	18.36	0.350	8.30	53.34	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-E2	16.27	0.350	8.30	47.26	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E3	14.14	0.350	8.30	41.08	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E4	78.14	0.350	8.30	227.00	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
OS-1	34.00	0.500	9.80	166.60	OUTFALL STRUCTURE DRAINS OUT TO 2-48" R.C.P.S.
TOTALS	160.91			535.27	



PRELIMINARY DRAINAGE PLAN

③

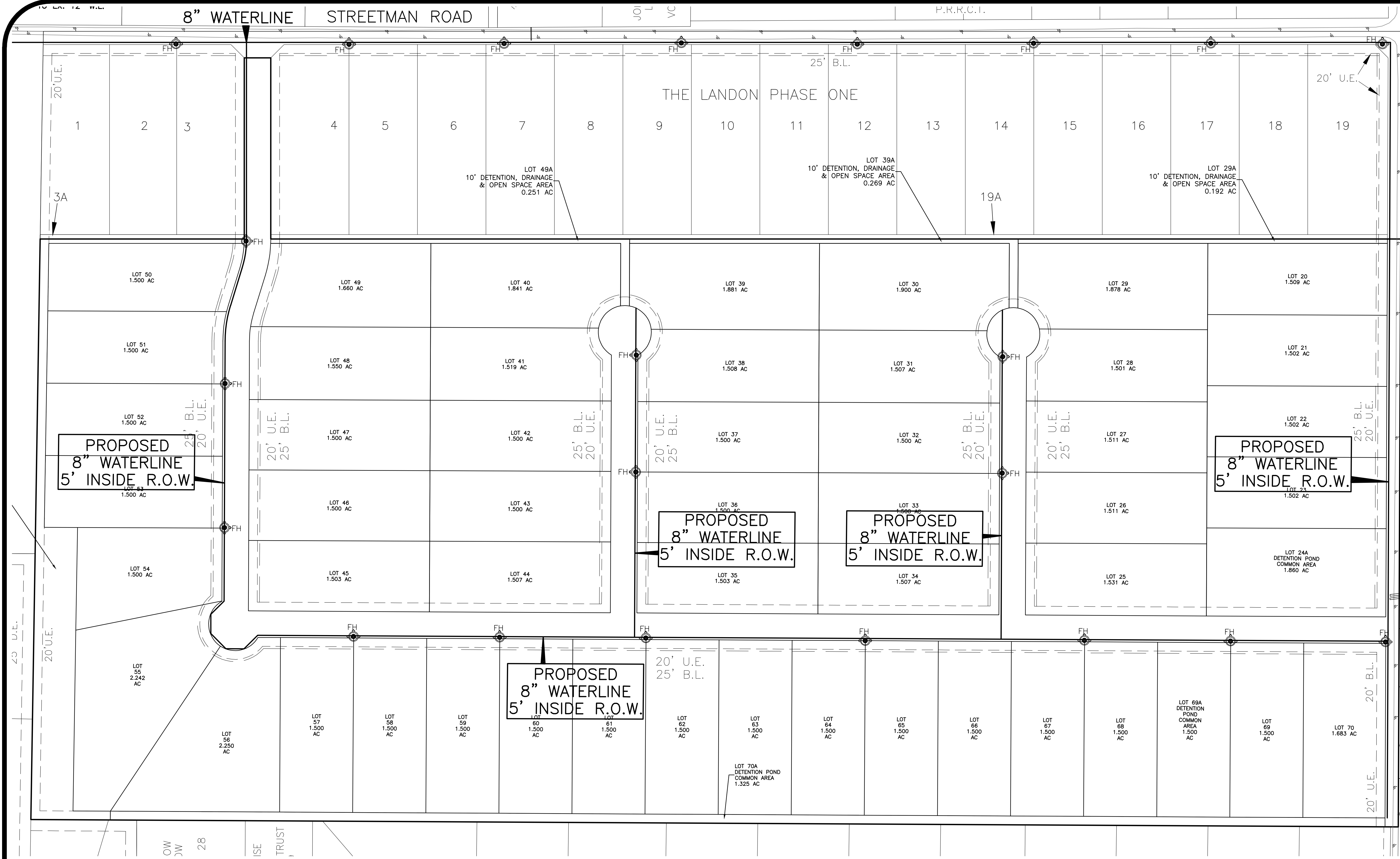
THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE:	SCALE:	DRAWN BY:
THE LANDON-2	JUNE 18, 2021	1"=200' & 300'	CP

8" WATERLINE STREETMAN ROAD

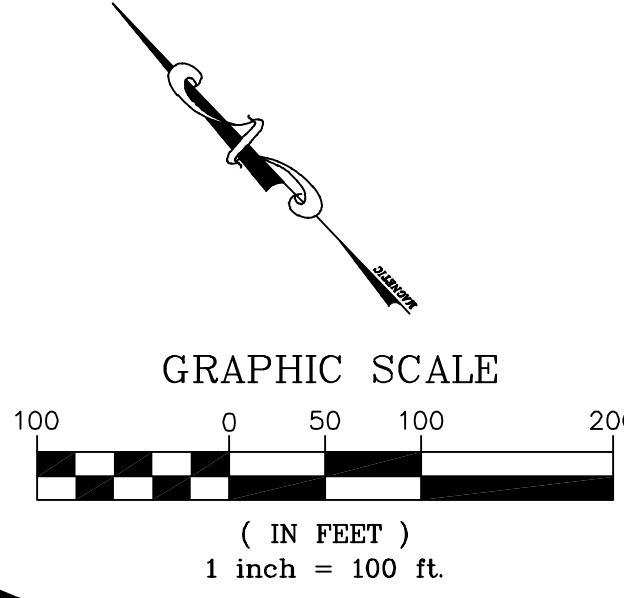


LARRY VC
RALPH M 24.32

S. MUNSON ROAD

EXISTING:
2-48" CMPS

2



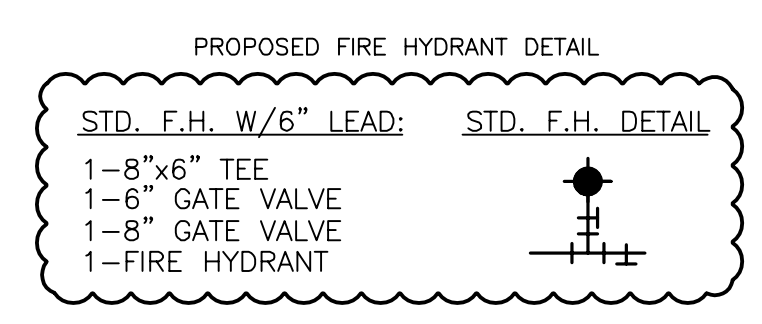
ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END.

ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENSIONS.

UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES.

ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY)

ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.



○ - PROPOSED FIRE HYDRANT

PRELIMINARY WATER PLAN

THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE:	SCALE:	DRAWN BY:
THE LANDON-2	JUNE 18, 2021	1"=100'	CP

PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: P2021-036
PROJECT NAME: Preliminary Plat for The Landon Phase II
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/23/2021	Needs Review

06/23/2021: P2021-036; Preliminary Plat for Phase 2 of the Landon Subdivision - ETJ
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road.

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 (P2021-036) 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 Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC)

M.5 Label all proposed streets with the proposed names for GIS approval. Contact Lance Singleton, GIS Supervisor for street name approval at LSingleton@rockwall.com [Subsection 04.01, of Article 11, UDC]

M.6 Although listed under Notes, indicate all proposed corner clips (i.e. visibility triangles) on plat. [Subsection 01.08(B)(1), of Article 05, UDC]

M.7 Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items: (Exhibit 'A', ILA)

a) Indicate water sources inside the extraterritorial jurisdiction (ETJ). Provide a Will Serve Letter from Blackland Water Supply Company. The 'Notes' section indicates Cash SUD? (Section (4)(a)(1), Adequate Public Utilities (Water), Exhibit 'A', ILA)

M.8 Adequate public facilities policy. "Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park

facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite.” (Section 38-5(d)(1), Policy, Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by July 6, 2021, and provide any additional information that is requested.

I.10 Please provide one (1) large copy and one (1) PDF version for a subsequent review by staff.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 29, 2021
- 2) Planning & Zoning Regular meeting will be held on July 13, 2021
- 3) City Council meeting will be held on July 19, 2021

I.12 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	06/23/2021	Needs Review

06/23/2021: M - 20'x20' clip for residential streets, 30'x30' clip for Munson Road (note 5).

M - This property has two water CCN service areas on it. You may chose to opt out of one of them to have the whole area on one system.

The following are informational comments for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - May need off-site easements for detention outfall.
- Show the right-of-way dedication line darker

Roadway Paving Items:

- I - No dead-end streets allowed without City approved turnaround
- I - Internal streets must have 29' B-B paving. Curb and gutter design, reinforced concrete construction. No asphalt or rock streets.
- I - Alleys are required. Must get variance
- M - Need visibility clips at the intersections

Water and Wastewater Items:

- M - Must dedicate a 20' easement along the northwest property line per the Master Water Plan. M - Must dedicate a 20' easement connecting Laci Ln to Streetman Rd.
- M - This property has two water CCN service areas on it. You may chose to opt out of one of them to have the whole area on one system.
- I - Blackland water supply does not have any additional water service connections allowed with the current agreement with Rockwall as water supplier.
- I - Based on the acreage, it appears that you will be on septic. Septic systems must be permitted through Rockwall County.

Drainage Items:

- I - Detention is required. There are two drainage basins on this property. See attached map.
- I - No vertical walls are allowed in detention easement or the floodplain.

I - Areas of 20 acres or more must use the unit hydrograph method for detention calculations. Review fees apply.

I - Manning's C-value is per zoning type.

I - Drainage must be at sheet flow conditions at the property line or an easement on the neighboring property is required, all the way to the creek.

I - No lot to lot drainage allowed

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved w/ Comments

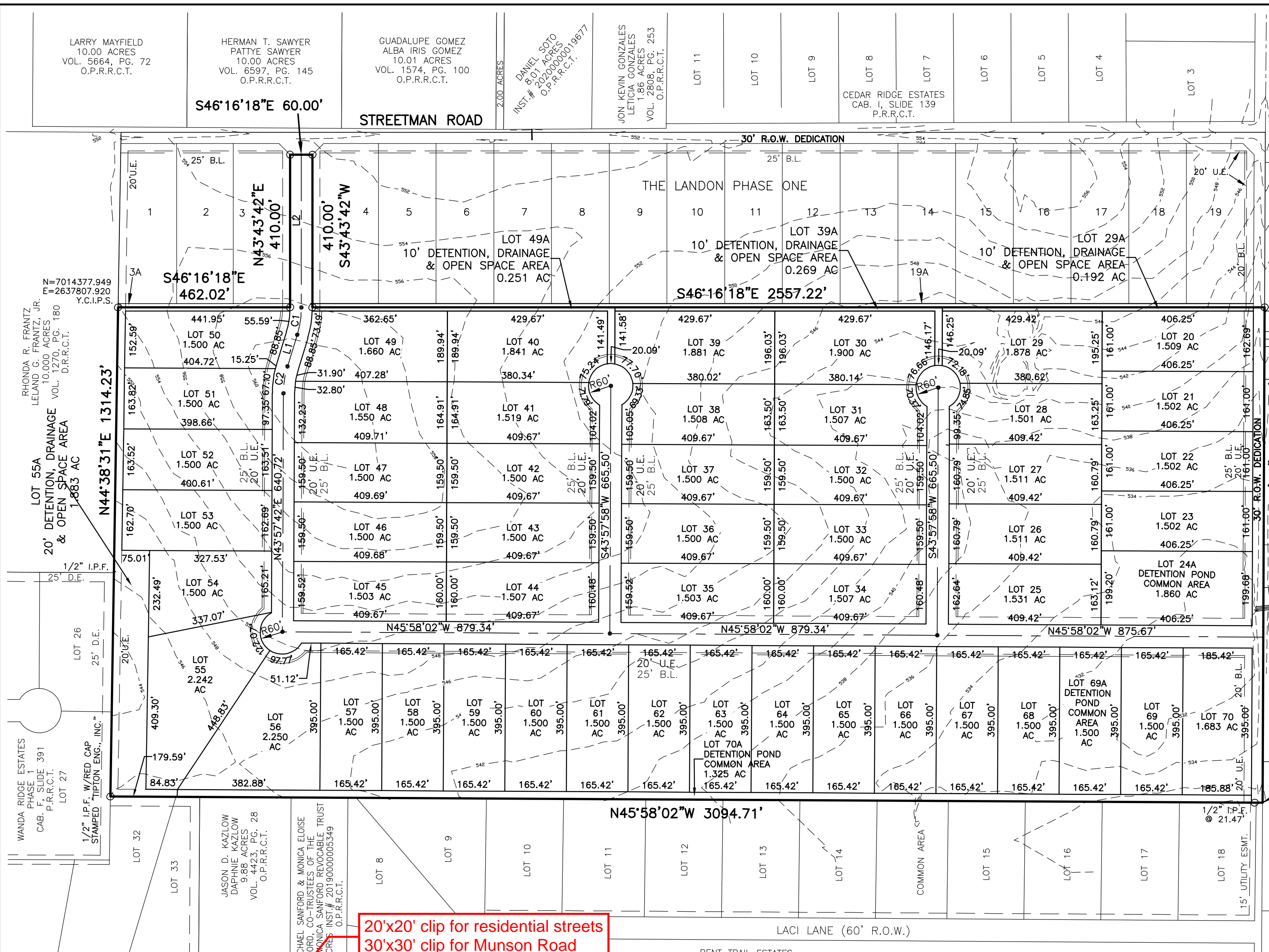
06/21/2021: Please submit a list of proposed street names so they can be approved by the City of Rockwall and Rockwall County. - Lance Singleton, lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved

06/21/2021: No comments as it is in ETJ



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- NOTES:**
1. Located in the City of Rockwall, Texas E.T.J.
 2. Water supplied by Cash SUD.
 3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
 4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
 5. All street intersections to have a 15'x15' visibility easement.
 6. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

CARROLL CONSULTING GROUP, INC.
 972-742-4411
 P.O. BOX 11
 LAVON, TEXAS 75166
 TEXAS FIRM REGISTRATION NO.: 10007200
 TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JUNE 18, 2021	CP

LEGEND

- M.N.S. - MAG NAIL SET
- I.P.F. - IRON PIN FOUND
- D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- Y.C.I.P.S. - ALL CORNERS SHALL BE A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
 ROBERT JOHN CROWELL
 PO BOX 466
 ROYSE CITY, TEXAS 75189
 PHONE: (214) 460-4444

PRELIMINARY PLAT
THE LANDON PHASE TWO
 LOTS 20-70 & LOTS 29A, 39A, 49A,
 55A, 69A & 70A, BLOCK A
 50 Residential Lots
 Being 94.273 - Acres of Land
 Samuel McFadgin Survey, Abstract No. 142
 Situated within the
 Extraterritorial Jurisdiction (ETJ)
 of the City of Rockwall
 Rockwall County, Texas
 Case No.:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-036

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

DIRECTOR OF PLANNING: *Phillips*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **west intersection of Streetman Road and S. Munson Road**

SUBDIVISION **The Landon Phase Two**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **94.273**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **50**

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 **Robert John Crowell**

APPLICANT **Carroll Consulting Group, Inc.**

CONTACT PERSON

CONTACT PERSON **James Bart Carroll**

ADDRESS **P.O. Box 466**

ADDRESS **P.O. Box 11**

CITY, STATE & ZIP **Royse City, TX 75189**

CITY, STATE & ZIP **Lavon, TX 75166**

PHONE **214-460-4444**

PHONE **972-742-4411**

E-MAIL **robertjcrowell@yahoo.com**

E-MAIL **bart.carroll@yahoo.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert John Crowell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

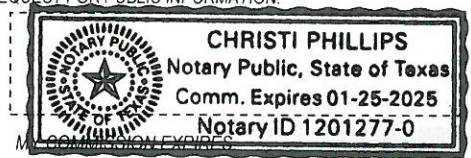
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF June, 2021.

OWNER'S SIGNATURE

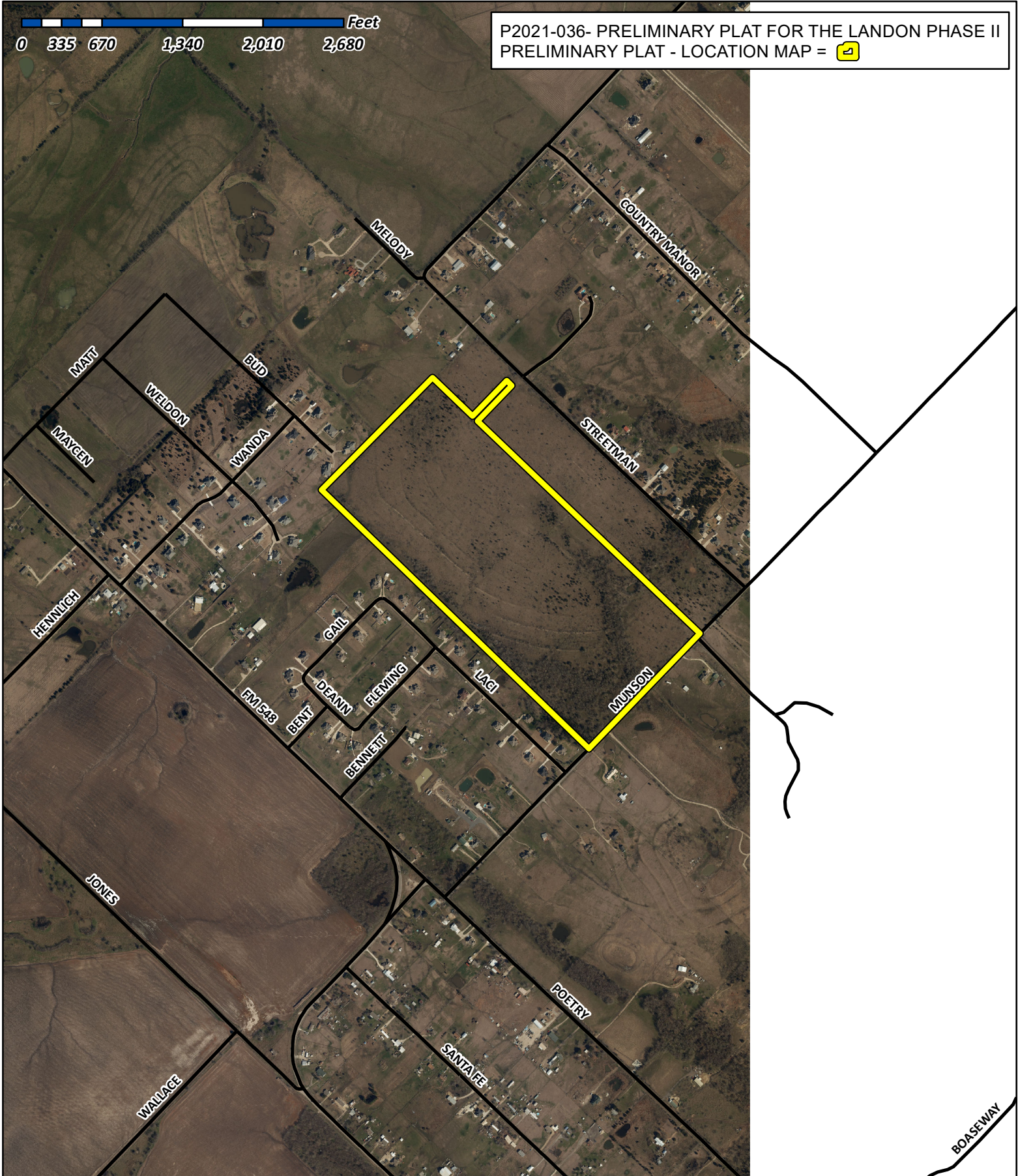
[Signature of Robert John Crowell]
[Signature of Christi Phillips]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 335 670 1,340 2,010 2,680 Feet

P2021-036- PRELIMINARY PLAT FOR THE LANDON PHASE II
PRELIMINARY PLAT - LOCATION MAP = 

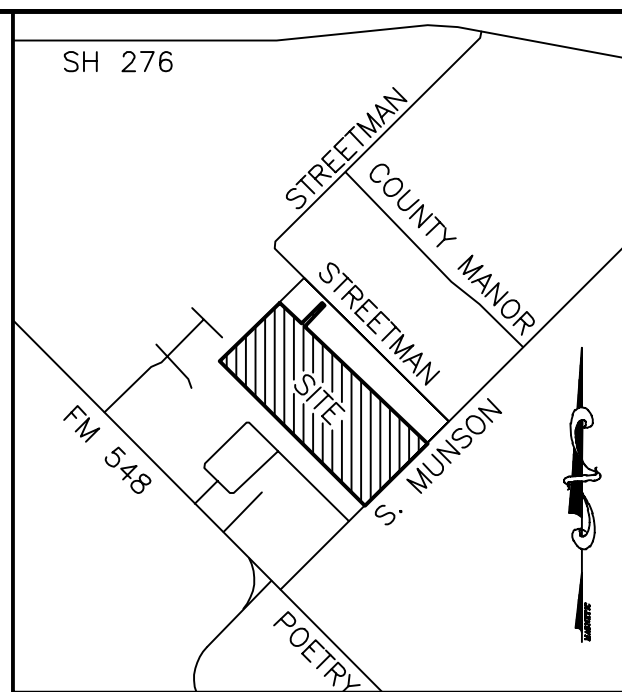
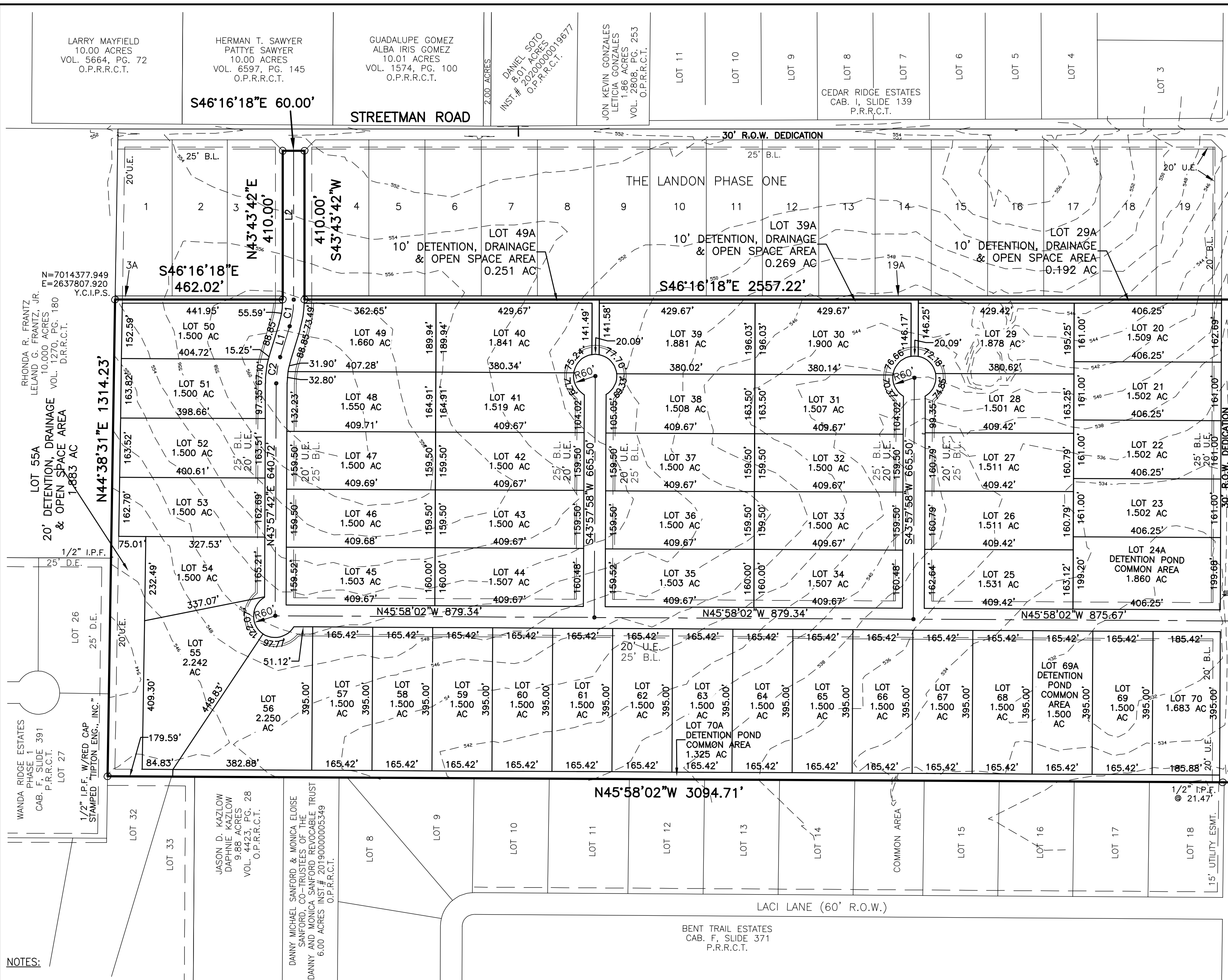


City of Rockwall

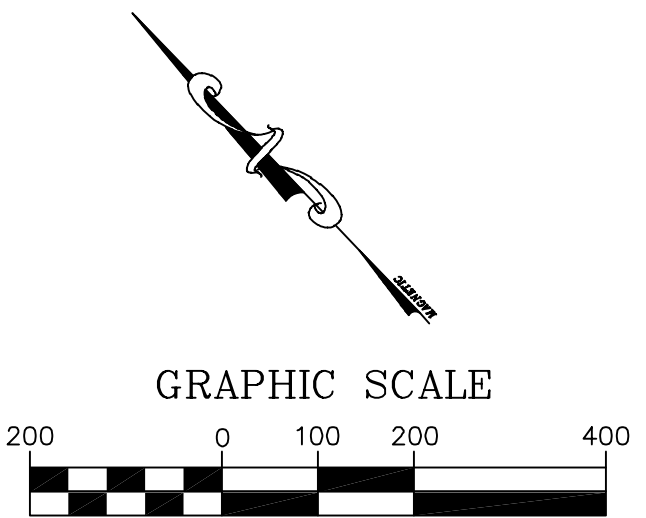
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





LOCATION MAP (N.T.S.)



Line Table		
Line #	Direction	Length
L1	N60°48'44"E	88.85'
L2	N43°43'42"E	410.00'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	74.54'	250.00'	17°05'03"	N52°16'13"E, 74.27'
C2	73.53'	250.00'	16°51'03"	N52°23'13"E, 73.26'

POINT OF BEGINNING
 N=7011291.816
 E=2639109.361

SUSAN J. DAHSE
 WALTER D. DAYSE
 12.000 ACRES
 VOL. 5357, PG. 124
 O.P.R.R.C.T.

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LEGEND

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 972-742-4411
 P.O. BOX 11
 LAVON, TEXAS 75166
 TEXAS FIRM REGISTRATION NO.: 10007200
 TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JUNE 18, 2021	CP

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 65.8 acre tract, the southwest line of said 65 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 20190000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPSON ENG. INC." for the west corner of said 65 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, a distance of 1314.23 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 462.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 2557.22 feet to a mag nail set for corner on the southeast line of said 65.8 acre tract and in the center of S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 1330.52 feet to the Point of Beginning and containing 4,106,540 square feet or 94.273 acres of land.

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE LANDON PHASE TWO subdivision to the County 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 further certify that all other parties who have a mortgage or lien interest in the The Landon Phase Two subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ____ day of _____, 2021.

Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas.
My commission expires: _____

PRELIMINARY PLAT

THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A

50 Residential Lots
Being 94.273 - Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

of the City of Rockwall
Rockwall County, Texas

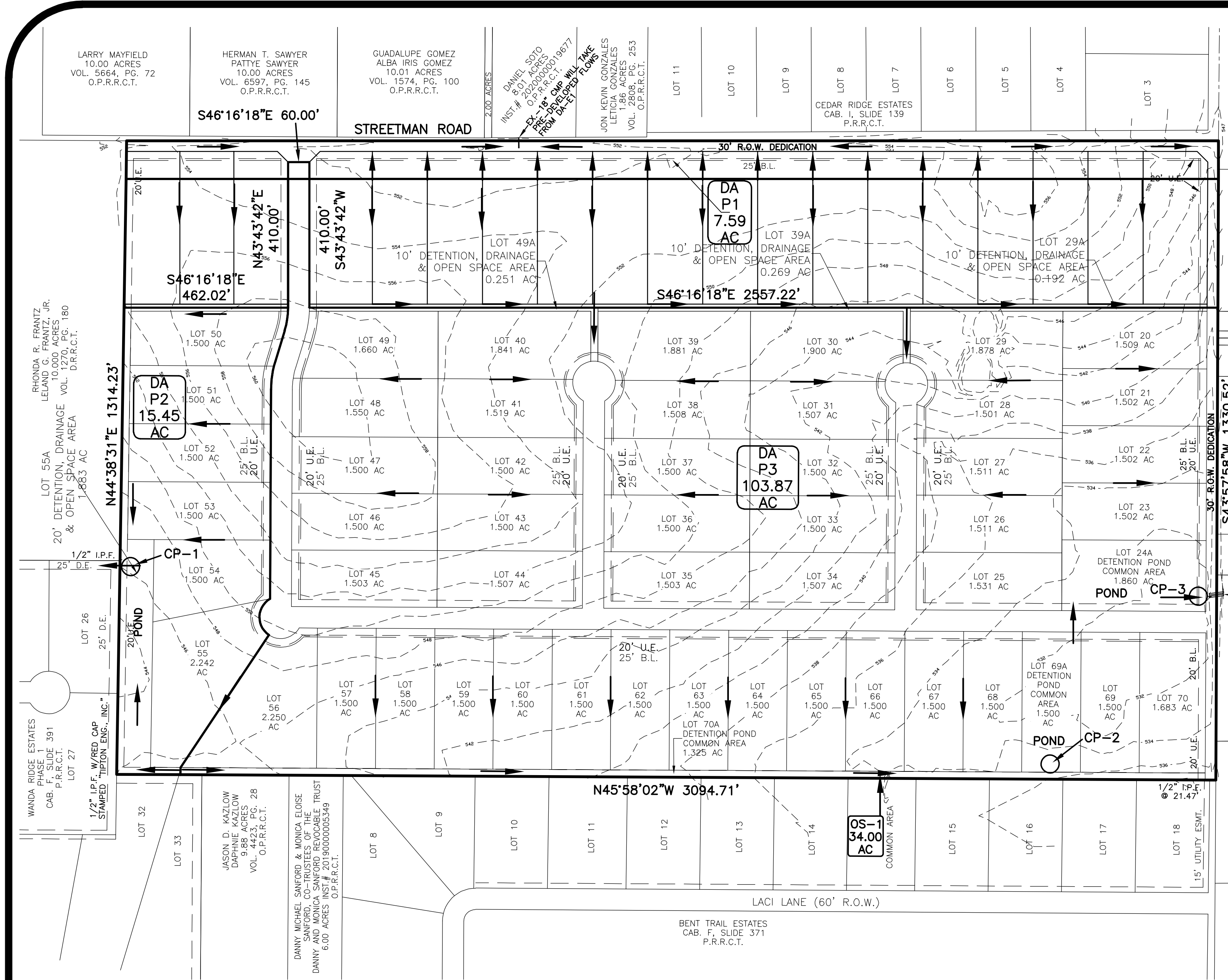
Case No.:

CARROLL CONSULTING GROUP, INC.

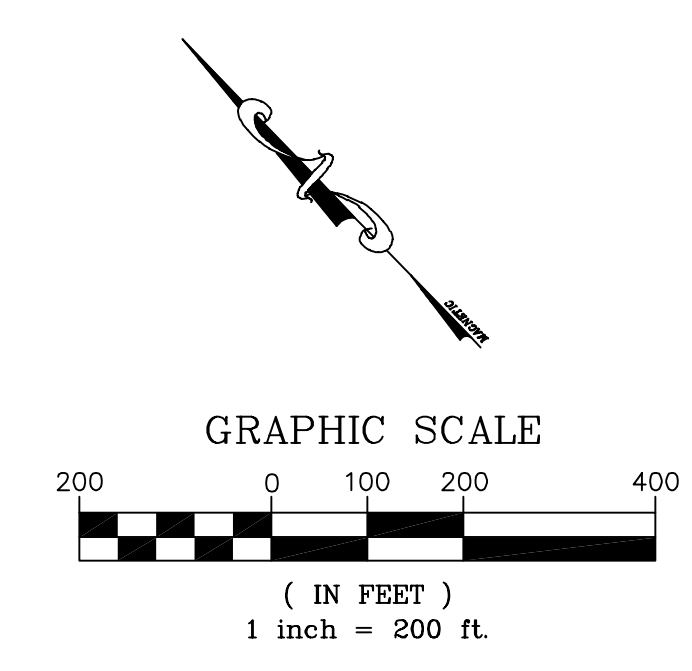
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JUNE 18, 2021	CP

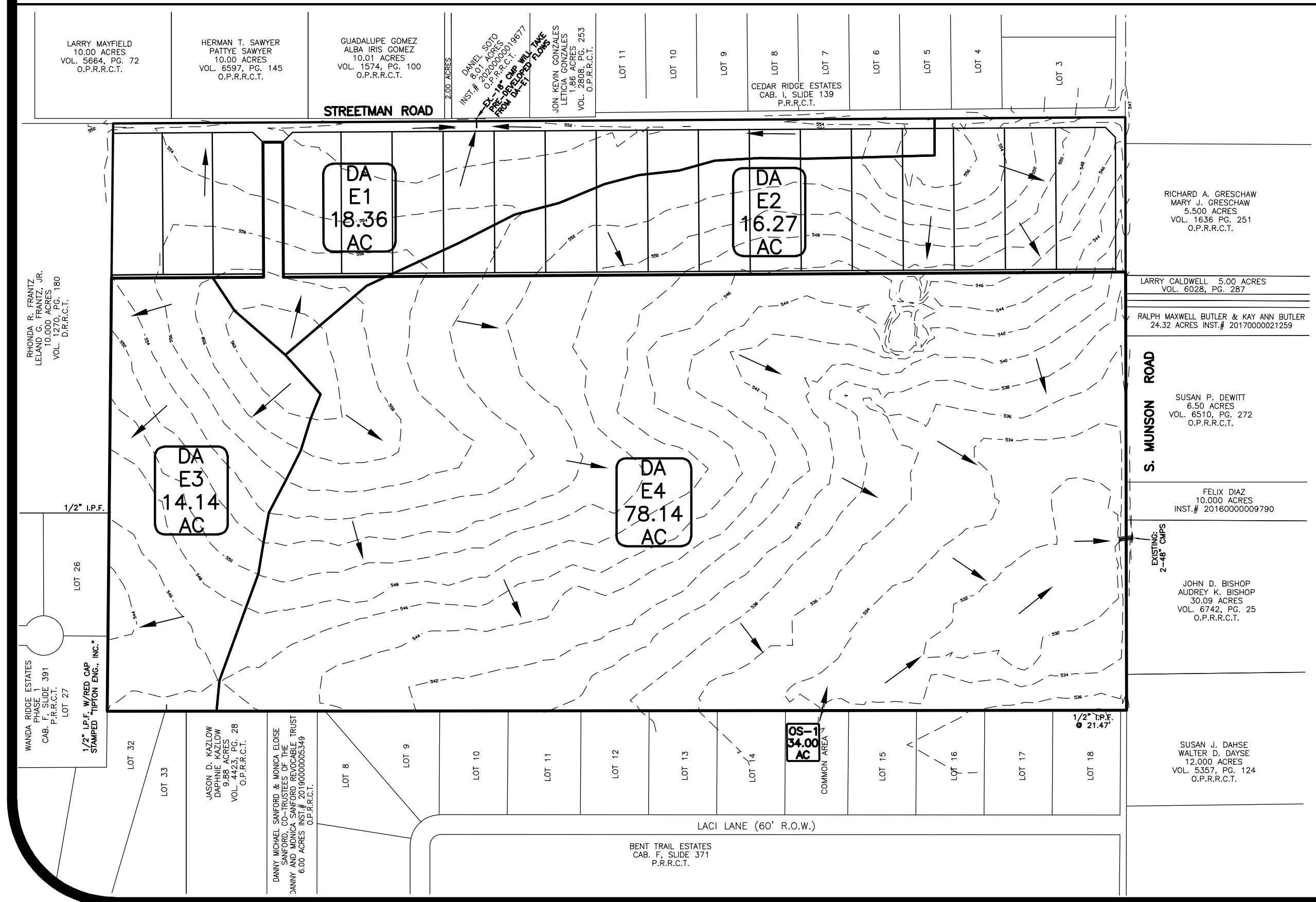
PROPOSED DRAINAGE AREAS



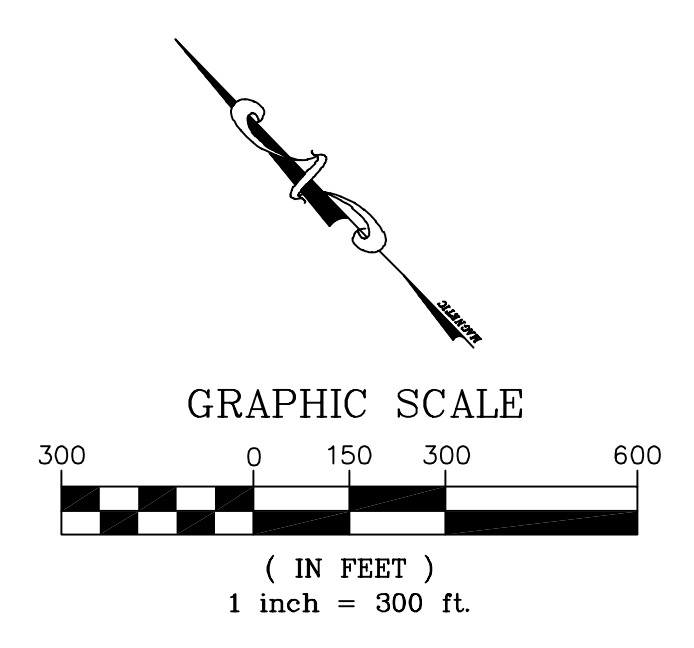
PROPOSED DRAINAGE AREAS					NOTES
DA	ACRES	C	I100	Q100 cfs	
Tc = 10 min.					
DA-P1	7.59	0.500	9.80	37.19	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-P2	15.45	0.500	9.80	75.71	DRAINS TO CP-1, POND
DA-P3	103.87	0.500	9.80	508.96	DRAINS TO CP-3, POND TO 2-48" RCPS
OS-1	34.00	0.500	9.80	166.60	DRAINS TO PR-3, SWALE TO CP-2, POND
TOTALS	160.91			788.46	



EXISTING DRAINAGE AREAS



EXISTING DRAINAGE AREAS					NOTES
DA	ACRES	C	I100	Qcfs	
Tc = 20 min.					
DA-E1	18.36	0.350	8.30	53.34	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-E2	16.27	0.350	8.30	47.26	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E3	14.14	0.350	8.30	41.08	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E4	78.14	0.350	8.30	227.00	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
OS-1	34.00	0.500	9.80	166.60	OUTFALL STRUCTURE DRAINS OUT TO 2-48" R.C.P.S.
TOTALS	160.91			535.27	



PRELIMINARY DRAINAGE PLAN

THE LONDON PHASE TWO
 CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

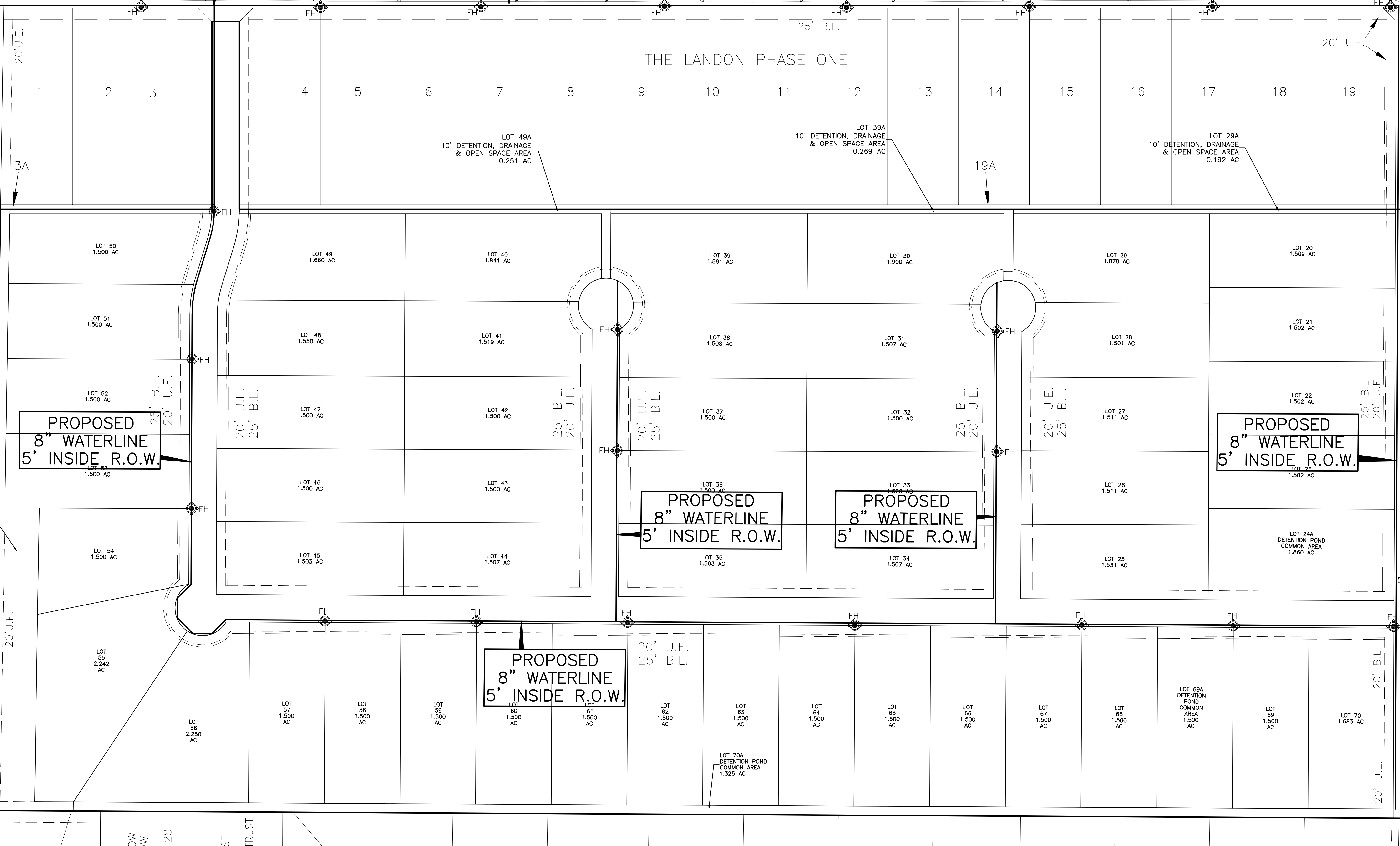
DWG:	DATE:	SCALE:	DRAWN BY:
THE LONDON-2	JUNE 18, 2021	1"=200' & 300'	CP

8" WATERLINE STREETMAN ROAD

JO L VC

P.R.R.C.T.

THE LANDON PHASE ONE



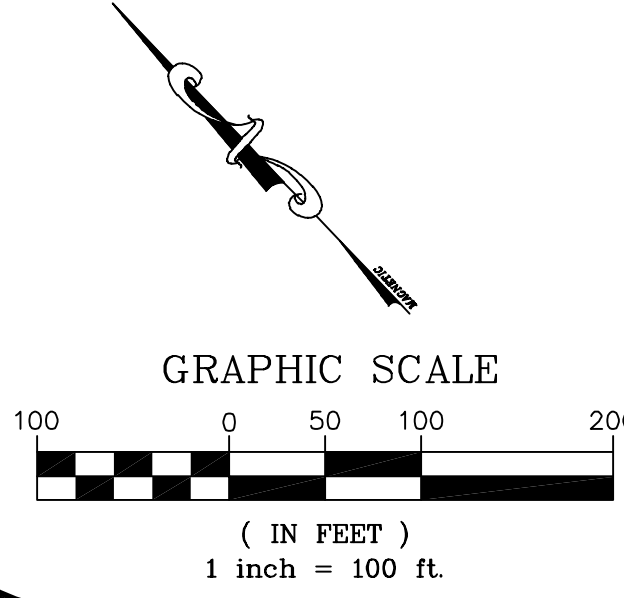
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

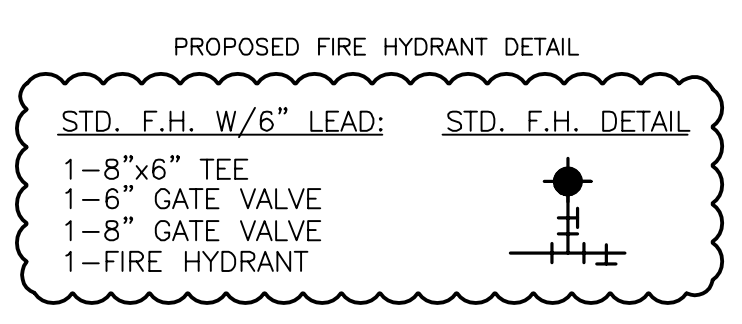
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.



ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END.
ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENSIONS.
UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES.
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY)
ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.



PROPOSED FIRE HYDRANT

LARRY VC
RALPH M 24.32

S. MUNSON ROAD

EXISTING: 2-48" CMPS

PRELIMINARY WATER PLAN

THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE:	SCALE:	DRAWN BY:
THE LANDON-2	JUNE 18, 2021	1"=100'	CP

2

BOUNDARY CLOSURE REPORT
THE STANDARDS PHASE TWO

North: 7011291.8159' East: 2639109.3613'

Segment #1 : Line

Course: N45° 58' 01.51"W Length: 3094.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line

Course: N44° 38' 31.33"E Length: 1314.227'
North: 7014377.9499' East: 2637807.9204'

Segment #3 : Line

Course: S46° 16' 18.09"E Length: 462.018'
North: 7014058.5848' East: 2638141.7865'

Segment #4 : Line

Course: N43° 43' 41.91"E Length: 410.000'
North: 7014354.8613' East: 2638425.1947'

Segment #5 : Line

Course: S46° 16' 18.09"E Length: 60.000'
North: 7014313.3870' East: 2638468.5523'

Segment #6 : Line

Course: S43° 43' 41.91"W Length: 410.000'
North: 7014017.1104' East: 2638185.1441'

Segment #7 : Line

Course: S46° 16' 18.09"E Length: 2557.215'
North: 7012249.4623' East: 2640033.0534'

Segment #8 : Line

Course: S43° 57' 57.75"W Length: 1330.523'
North: 7011291.8166' East: 2639109.3619'

Perimeter: 9638.696' Area: 4106540.55 Sq.
Ft.

Error Closure: 0.0009 Course: N39° 10'
00.77"E

Error North: 0.00070 East: 0.00057

Precision 1: 10709663.333



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: July 13, 2021
APPLICANT: Bart Carroll
CASE NUMBER: P2021-036; *Preliminary Plat for Phase 2 of the Landon Subdivision*

SUMMARY

Discuss and consider a request by Bart Carroll for the approval of a Preliminary Plat for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Preliminary Plat for a single-family residential subdivision (*i.e. The Landon, Phase 2 Addition*), which will be situated on a 94.273-acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the development will consist of 50 single-family residential lots that will be a minimum of 1½-acres in size. The development will be accessible via a 50-foot roadway (*i.e. Streetman Road*) that will connect to the existing S. Munson Road, which is the main entrance to Phase 2. The preliminary plat also shows that an additional 30-feet of right-of-way will be dedicated to S Munson Road. This dedication conforms to the *Rockwall County Thoroughfare Plan*.
- In addition to the preliminary plat, the applicant has submitted preliminary drainage and utility plans indicating how the development will be served. According to Section 38-5(d)(1), *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(l)and proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities whether the facilities are to be located within the property being developed or offsite." The applicant's proposed preliminary plat appears to show the provision of sufficient public facilities; however, *Phase 2 of The Landon Addition* is served by two (2) water districts that hold the Certificate of Convenience and Necessity (CCN) [*i.e. Cash Special Utility District & Blackland Water Supply Corporation*] for a portion of the subject property. Additionally, the applicant has provided a *Will Serve Letter* from Cash Special Utility District during *Phase 1* indicating this district holds the Certificate of Convenience and Necessity (CCN) for the subject property, and will suffice for that portion of *Phase 2* of the development. However, staff has requested that the applicant either provide a will serve letter from Blackland Water Supply Corporation or a letter releasing the CCN from Blackland Water Supply Corporation (WSC) to Cash Special Utility District (SUD) prior to the approval of a final plat in order to show adequate service of the subject property. This has been added as a condition of approval.
- The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*. In addition, the preliminary plat is required to meet all of the requirements of the *Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality between Rockwall County and the City of Rockwall*, the City of Rockwall's *Standards of Design and Construction Manual*, and Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall 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 *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Preliminary Plat* for *Phase 2 of the Landon Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
- (2) The applicant provide a will serve letter from Blackland Water Supply Corporation (WSC) or a letter releasing the CCN from Blackland Water Supply Corporation (WSC) to Cash Special Utility District (SUD) prior to the approval of a final plat for the subject property.
- (3) Any construction resulting from the approval of this *Preliminary Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 7/9/2021

PROJECT NUMBER: P2021-036
PROJECT NAME: Preliminary Plat for The Landon Phase II
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/09/2021	Approved w/Condition

07/09/2021: P2021-036; Revision 1 - Preliminary Plat for Phase 2 of the Landon Subdivision - 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.

M.2 For reference, include the case number (P2021-036) in the lower right-hand corner of all pages of all revised plan submittals.

I.3 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC)

I.4 Proposed street names require approval from Lance Singleton, GIS Supervisor. Lance Singleton can be reached at LSingleton@rockwall.com [Subsection 04.01, of Article 11, UDC]

M.5 Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items: (Exhibit 'A', ILA)

a) Indicate water sources inside the extraterritorial jurisdiction (ETJ). Provide a Will Serve Letter from Blackland Water Supply Company. The 'Notes' section indicates Cash SUD? Since Phase 2 is served by both CCN's (i.e. Blackland WSC & Cash SUD), you may choose to opt out of one (1) of them by providing a letter from that CCN indicating this [get with the Engineering Department for specifics]. (Section (4)(a)(1), Adequate Public Utilities (Water), Exhibit 'A', ILA)

M.6 Adequate public facilities policy. "Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." (Section 38-5(d)(1), Policy, Municipal Code of Ordinances)

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Regular meeting will be held on July 13, 2021
- 2) City Council meeting will be held on July 19, 2021

I.8 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
BUILDING	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	07/09/2021	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. P2021-036

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

DIRECTOR OF PLANNING: *Phillips*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **west intersection of Streetman Road and S. Munson Road**

SUBDIVISION **The Landon Phase Two**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **94.273**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **50**

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 **Robert John Crowell**

APPLICANT **Carroll Consulting Group, Inc.**

CONTACT PERSON

CONTACT PERSON **James Bart Carroll**

ADDRESS **P.O. Box 466**

ADDRESS **P.O. Box 11**

CITY, STATE & ZIP **Royse City, TX 75189**

CITY, STATE & ZIP **Lavon, TX 75166**

PHONE **214-460-4444**

PHONE **972-742-4411**

E-MAIL **robertjcrowell@yahoo.com**

E-MAIL **bart.carroll@yahoo.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert John Crowell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

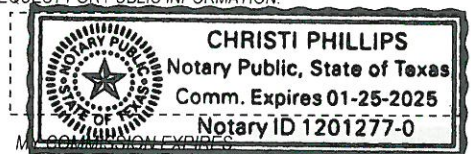
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

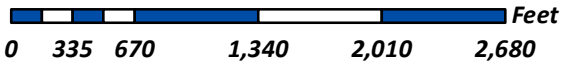
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF June, 2021.

OWNER'S SIGNATURE

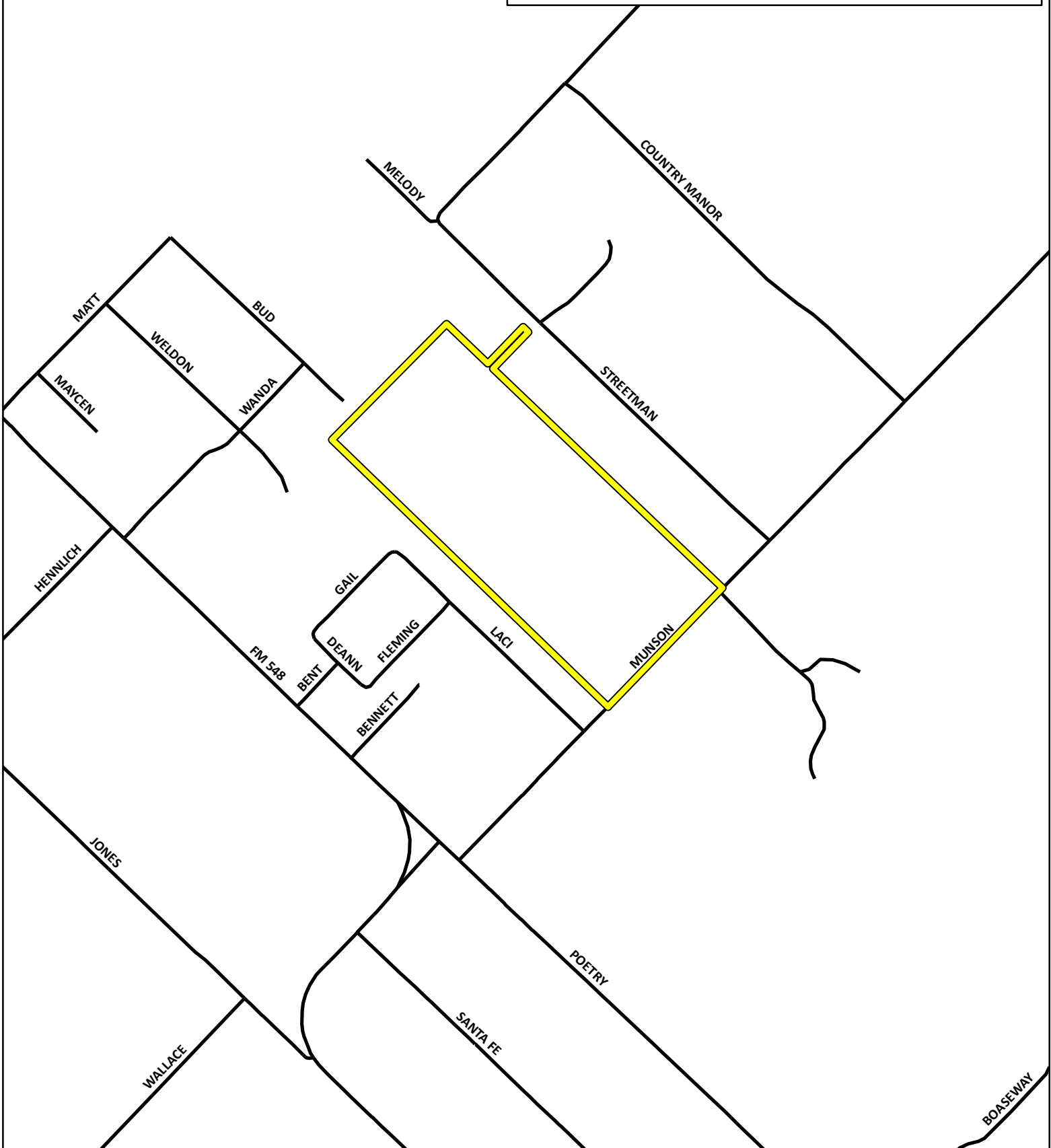
[Signature of Robert John Crowell]
[Signature of Christi Phillips]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





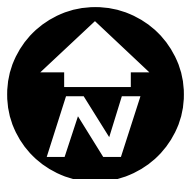
P2021-036- PRELIMINARY PLAT FOR THE LANDON PHASE II
PRELIMINARY PLAT - LOCATION MAP = 

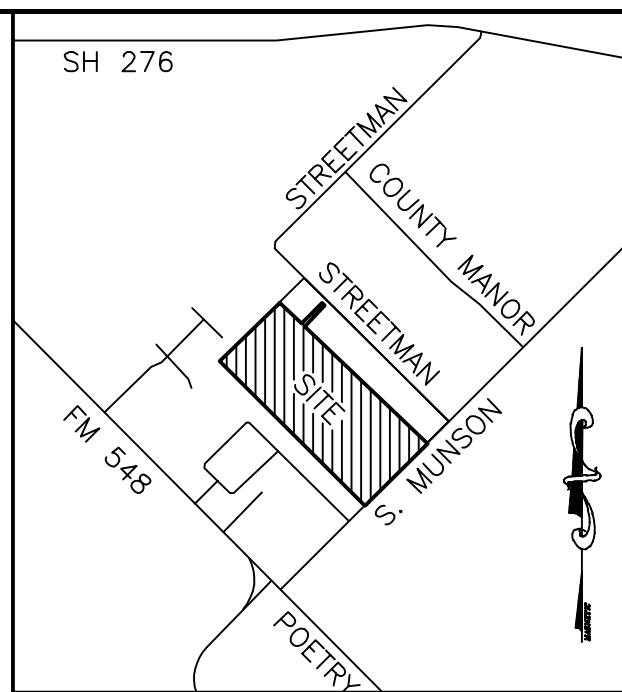
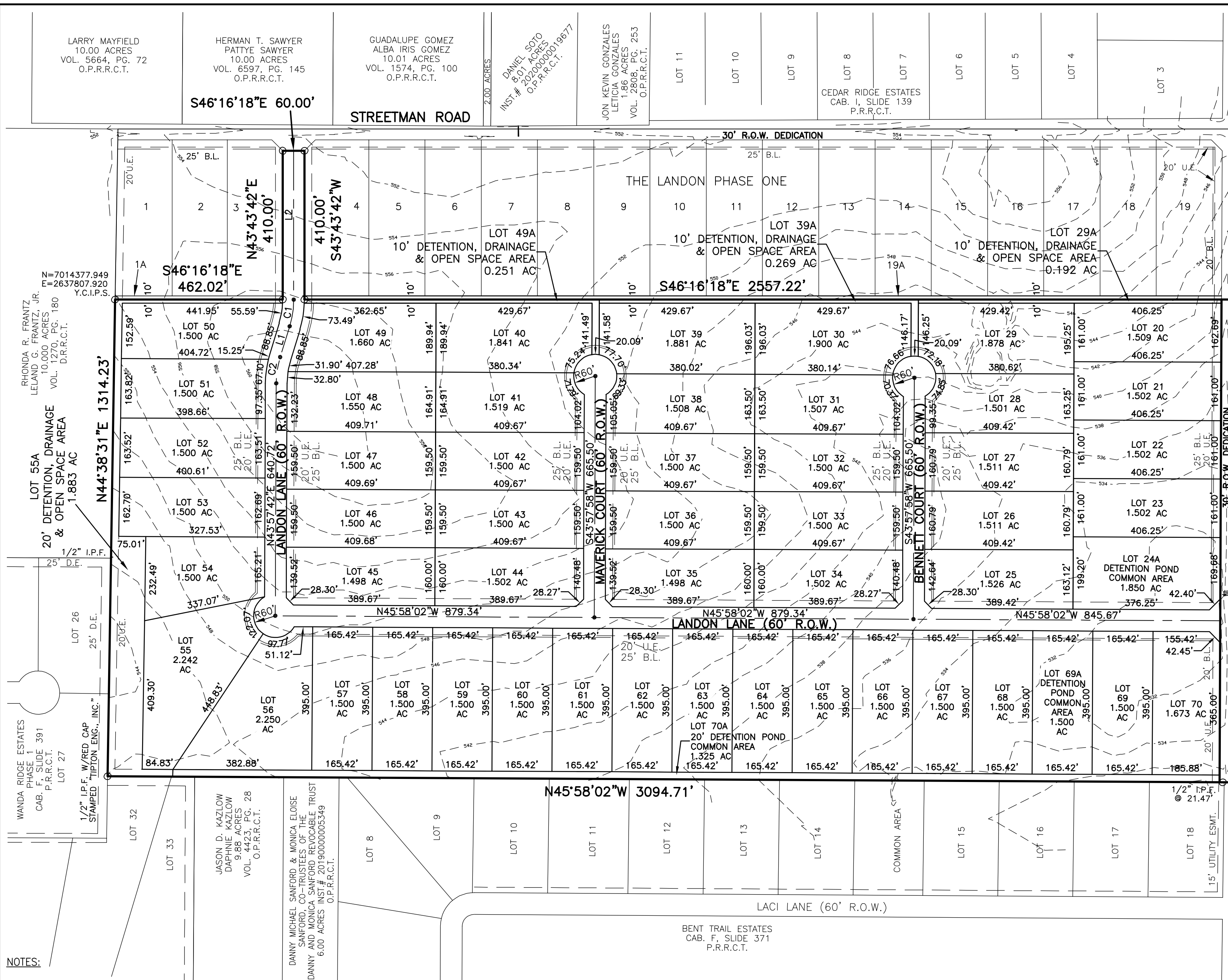


City of Rockwall

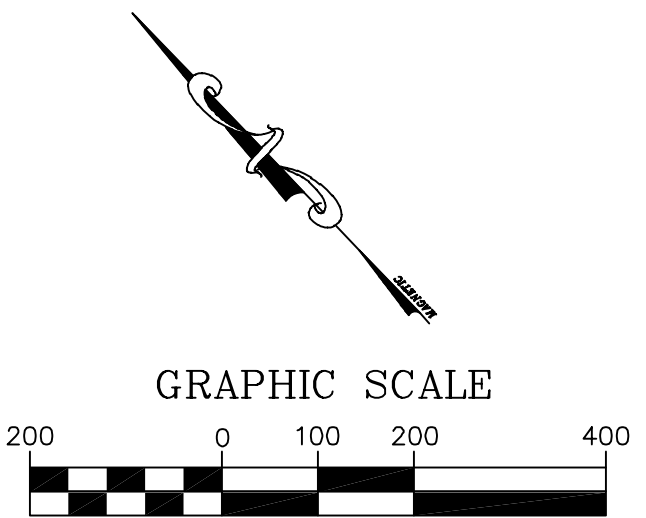
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





LOCATION MAP (N.T.S.)



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Line Table		
Line #	Direction	Length
L1	N60°48'44"E	88.85'
L2	N43°43'42"E	410.00'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	74.54'	250.00'	17°05'03"	N52°16'13"E, 74.27'
C2	73.53'	250.00'	16°51'03"	N52°23'13"E, 73.26'

POINT OF BEGINNING
N=7011291.816
E=2639109.361

SUSAN J. DAHSE
WALTER D. DAYSE
12.000 ACRES
VOL. 5357, PG. 124
O.P.R.R.C.T.

- NOTES:**
1. Located in the City of Rockwall, Texas E.T.J.
 2. Water supplied by Cash SUD.
 3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
 4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
 5. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

M.N.S. - MAG NAIL SET
I.P.F. - IRON PIN FOUND
D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S. - ALL CORNERS SHALL BE A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

PRELIMINARY PLAT
THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
Being 94.273 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-036

CARROLL CONSULTING GROUP, INC.
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 6, 2021	CP

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 65.8 acre tract, the southwest line of said 65 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 20190000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPSON ENG. INC." for the west corner of said 65 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, a distance of 1314.23 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 462.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 2557.22 feet to a mag nail set for corner on the southeast line of said 65.8 acre tract and in the center of S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 1330.52 feet to the Point of Beginning and containing 4,106,540 square feet or 94.273 acres of land.

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE LANDON PHASE TWO subdivision to the County 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 further certify that all other parties who have a mortgage or lien interest in the The Landon Phase Two subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ____ day of _____, 2021.

Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas.
My commission expires: _____

PRELIMINARY PLAT

THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A

50 Residential Lots
Being 94.273 - Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-036

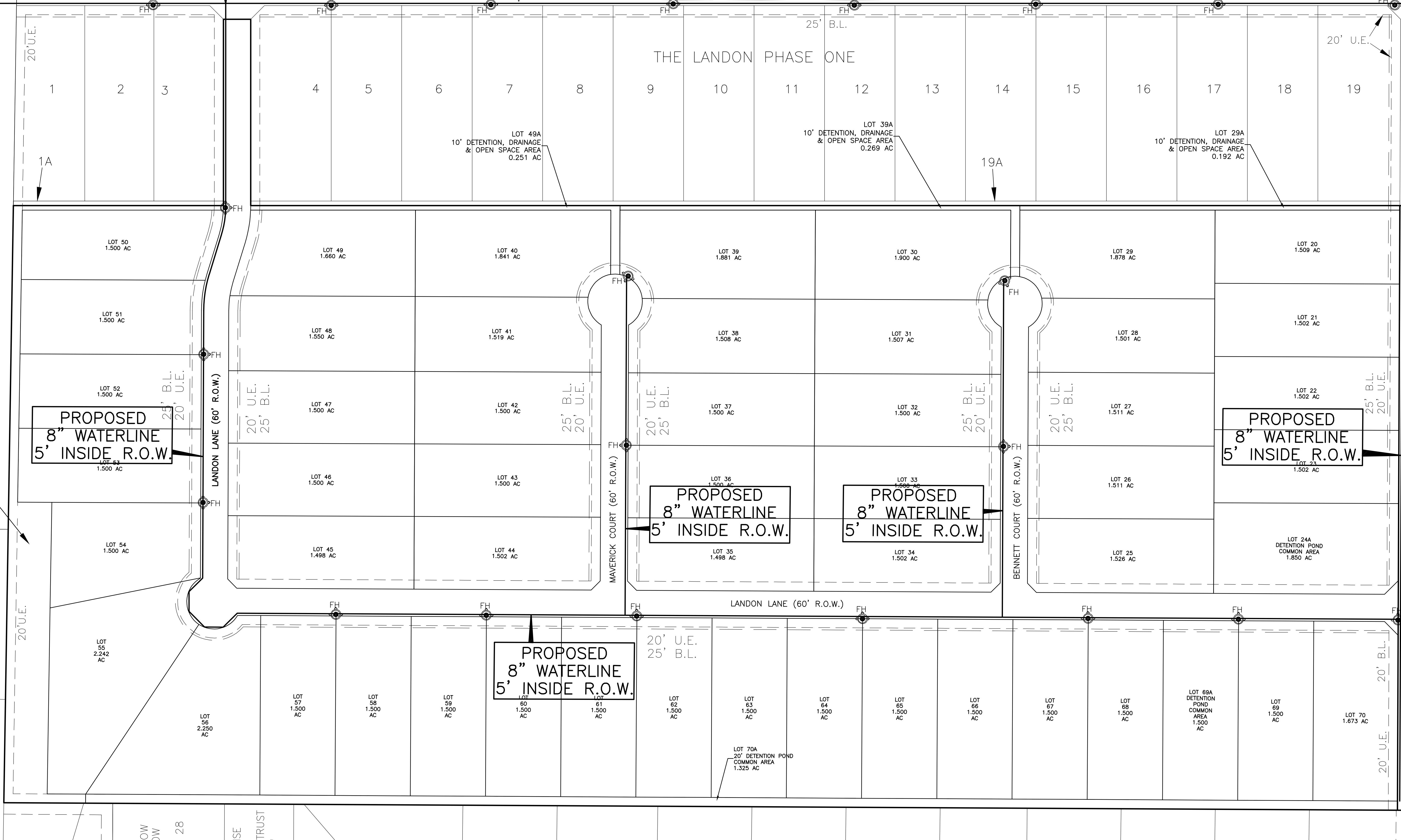
CARROLL CONSULTING GROUP, INC.

P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 6, 2021	CP

8" WATERLINE STREETMAN ROAD

THE LONDON PHASE ONE



PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

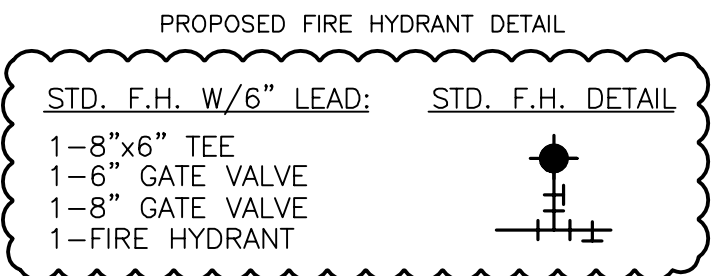
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

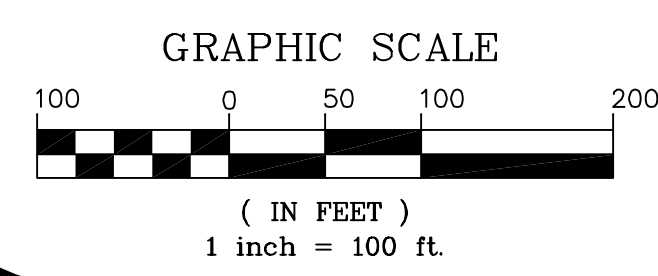
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END.
ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENSIONS.
UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES.
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY)
ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.

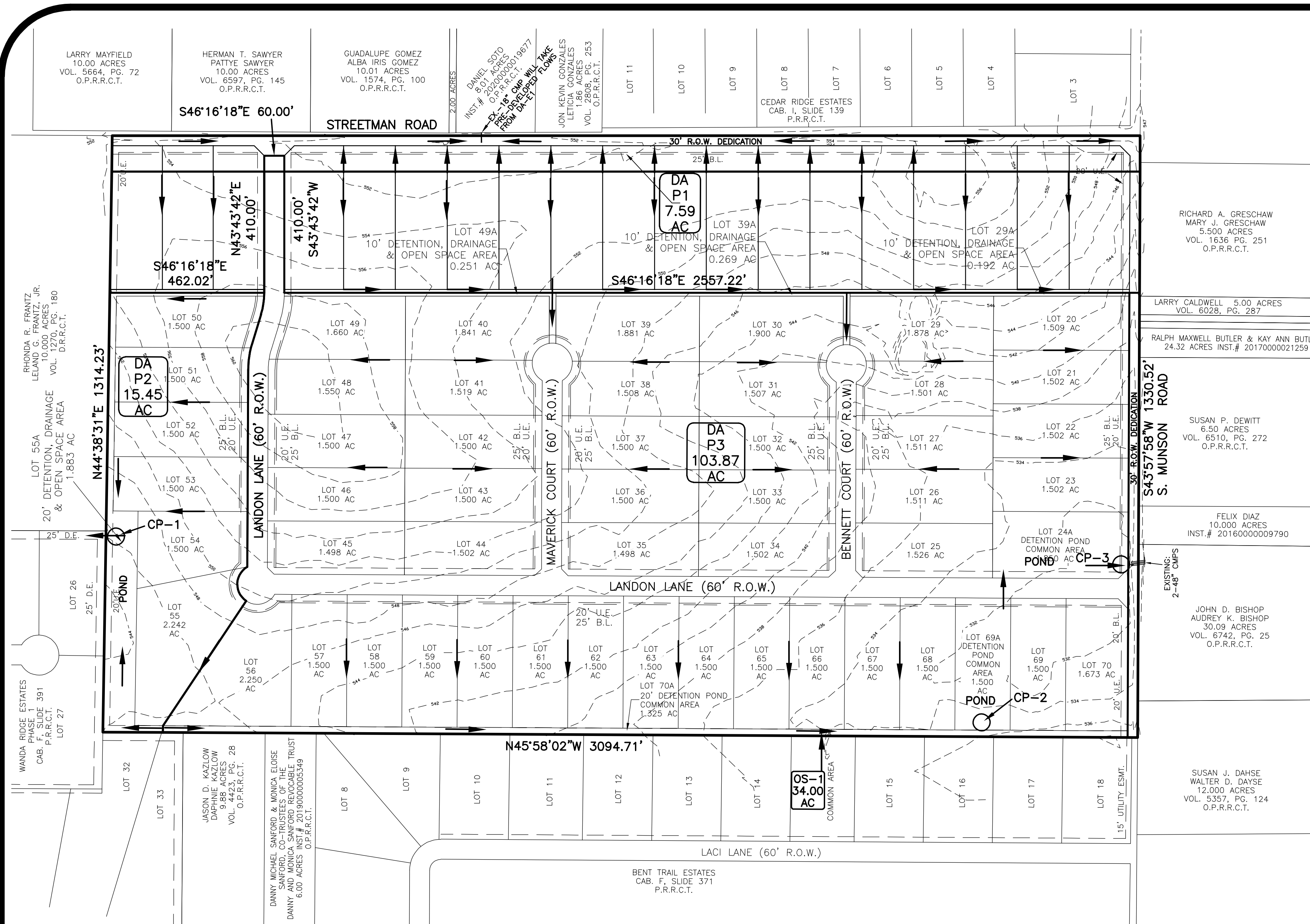


PROPOSED FIRE HYDRANT



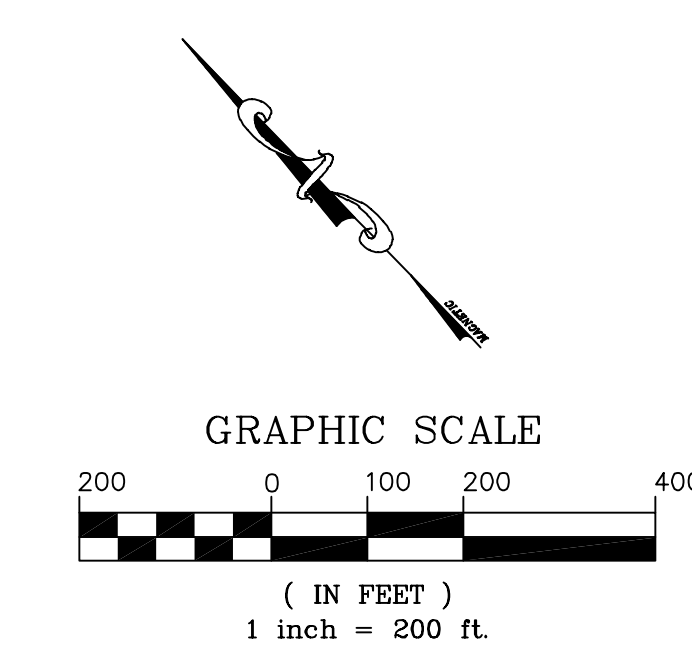
PRELIMINARY WATER PLAN			
Case No.: P2021-036			
THE LONDON PHASE TWO			
CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
DWG:	DATE:	SCALE:	DRAWN BY:
THE LONDON-2	JULY 8, 2021	1"=100'	CP

PROPOSED DRAINAGE AREAS

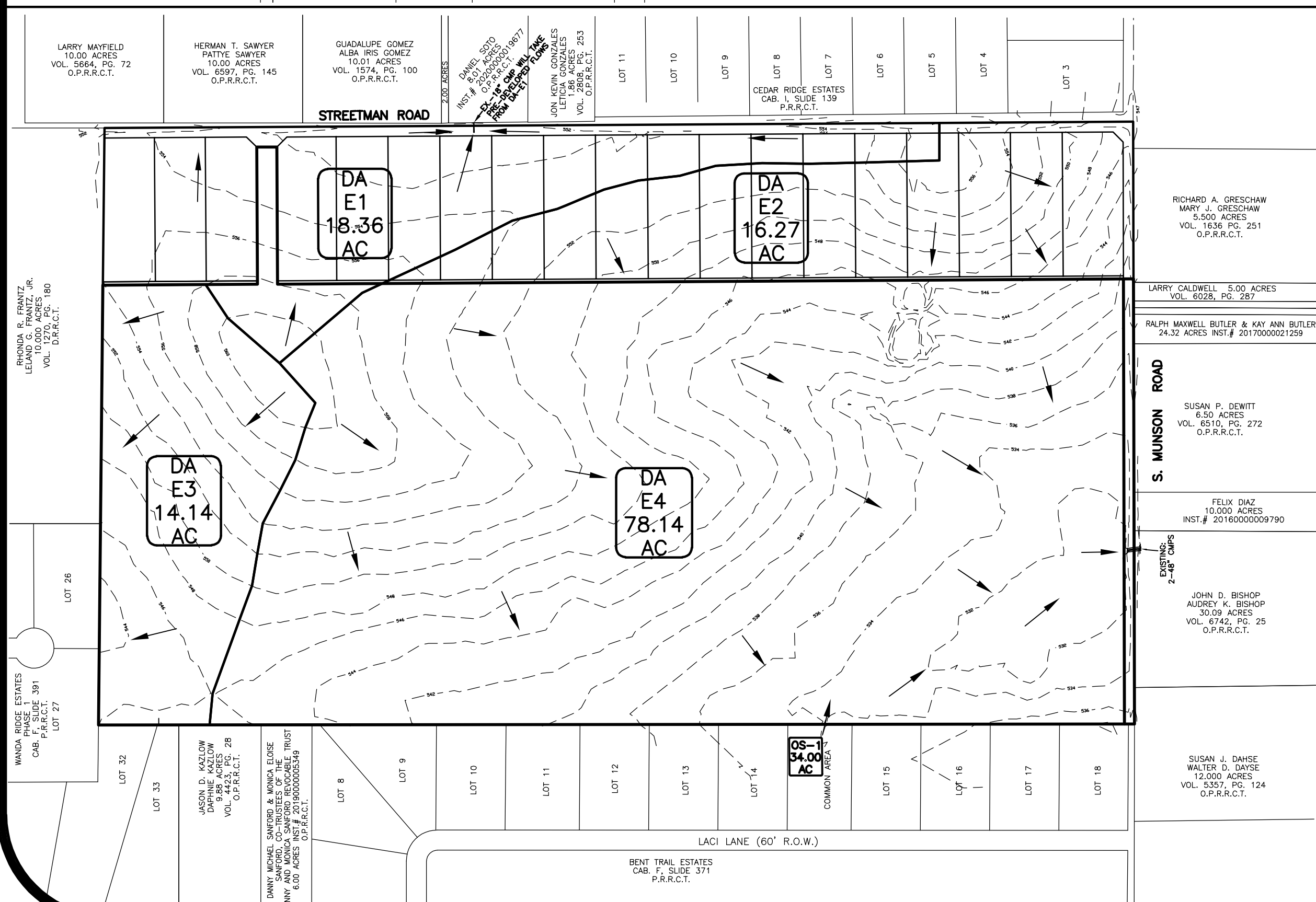


PROPOSED DRAINAGE AREAS				
Tc = 10 min.				
DA	ACRES	C	I100	Q100 cfs
DA-P1	7.59	0.500	9.80	37.19
DA-P2	15.45	0.500	9.80	75.71
DA-P3	103.87	0.500	9.80	508.96
OS-1	34.00	0.500	9.80	166.60
TOTALS	160.91			788.46

NOTES				
DA-P1	7.59	0.500	9.80	37.19
DA-P2	15.45	0.500	9.80	75.71
DA-P3	103.87	0.500	9.80	508.96
OS-1	34.00	0.500	9.80	166.60
DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD				
DRAINS TO CP-1, POND				
DRAINS TO CP-3, POND TO 2-48" RCPS				
DRAINS TO PR-3, SWALE TO CP-2, POND				

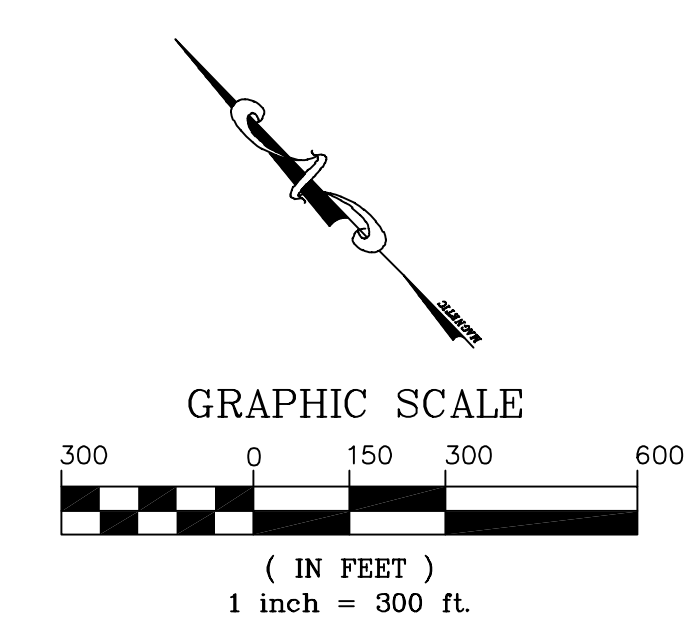


EXISTING DRAINAGE AREAS



EXISTING DRAINAGE AREAS				
Tc = 20 min.				
DA	ACRES	C	I100	Qcfs
DA-E1	18.36	0.350	8.30	53.34
DA-E2	16.27	0.350	8.30	47.26
DA-E3	14.14	0.350	8.30	41.08
DA-E4	78.14	0.350	8.30	227.00
OS-1	34.00	0.500	9.80	166.60
TOTALS	160.91			535.27

NOTES				
DA-E1	18.36	0.350	8.30	53.34
DA-E2	16.27	0.350	8.30	47.26
DA-E3	14.14	0.350	8.30	41.08
DA-E4	78.14	0.350	8.30	227.00
OS-1	34.00	0.500	9.80	166.60
DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
OUTFALL STRUCTURE DRAINS OUT TO 2-48" R.C.P.S.				



PRELIMINARY DRAINAGE PLAN

Case No.: P2021-036

THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON-2	JULY 8, 2021	1"=200' & 300'	CP

3

BOUNDARY CLOSURE REPORT
THE STANDARDS PHASE TWO

North: 7011291.8159' East: 2639109.3613'

Segment #1 : Line

Course: N45° 58' 01.51"W Length: 3094.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line

Course: N44° 38' 31.33"E Length: 1314.227'
North: 7014377.9499' East: 2637807.9204'

Segment #3 : Line

Course: S46° 16' 18.09"E Length: 462.018'
North: 7014058.5848' East: 2638141.7865'

Segment #4 : Line

Course: N43° 43' 41.91"E Length: 410.000'
North: 7014354.8613' East: 2638425.1947'

Segment #5 : Line

Course: S46° 16' 18.09"E Length: 60.000'
North: 7014313.3870' East: 2638468.5523'

Segment #6 : Line

Course: S43° 43' 41.91"W Length: 410.000'
North: 7014017.1104' East: 2638185.1441'

Segment #7 : Line

Course: S46° 16' 18.09"E Length: 2557.215'
North: 7012249.4623' East: 2640033.0534'

Segment #8 : Line

Course: S43° 57' 57.75"W Length: 1330.523'
North: 7011291.8166' East: 2639109.3619'

Perimeter: 9638.696' Area: 4106540.55 Sq.
Ft.

Error Closure: 0.0009 Course: N39° 10'
00.77"E

Error North: 0.00070 East: 0.00057

Precision 1: 10709663.333



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 19, 2021
APPLICANT: Bart Carroll
CASE NUMBER: P2021-036; *Preliminary Plat for Phase 2 of the Landon Subdivision*

SUMMARY

Consider a request by Bart Carroll for the approval of a Preliminary Plat for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Preliminary Plat for a single-family residential subdivision (*i.e. The Landon, Phase 2 Addition*), which will be situated on a 94.273-acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the development will consist of 50 single-family residential lots that will be a minimum of 1½-acres in size. The development will be accessible via a 50-foot roadway (*i.e. Streetman Road*) that will connect to the existing S. Munson Road, which is the main entrance to Phase 2. The preliminary plat also shows that an additional 30-feet of right-of-way will be dedicated to S Munson Road. This dedication conforms to the *Rockwall County Thoroughfare Plan*.
- In addition to the preliminary plat, the applicant has submitted preliminary drainage and utility plans indicating how the development will be served. According to Section 38-5(d)(1), *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(l)and proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities whether the facilities are to be located within the property being developed or offsite." The applicant's proposed preliminary plat appears to show the provision of sufficient public facilities; however, *Phase 2 of The Landon Addition* is served by two (2) water districts that hold the Certificate of Convenience and Necessity (CCN) [*i.e. Cash Special Utility District & Blackland Water Supply Corporation*] for a portion of the subject property. Additionally, the applicant has provided a *Will Serve Letter* from Cash Special Utility District during *Phase 1* indicating this district holds the Certificate of Convenience and Necessity (CCN) for the subject property, and will suffice for that portion of *Phase 2* of the development. However, staff has requested that the applicant either provide a will serve letter from Blackland Water Supply Corporation or a letter releasing the CCN from Blackland Water Supply Corporation (WSC) to Cash Special Utility District (SUD) prior to the approval of a final plat in order to show adequate service of the subject property. This has been added as a condition of approval.
- The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*. In addition, the preliminary plat is required to meet all of the requirements of the *Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality between Rockwall County and the City of Rockwall*, the City of Rockwall's *Standards of Design and Construction Manual*, and Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall 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 *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for *Phase 2 of the Landon Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
- (2) The applicant provide a will serve letter from Blackland Water Supply Corporation (WSC) or a letter releasing the CCN from Blackland Water Supply Corporation (WSC) to Cash Special Utility District (SUD) prior to the approval of a final plat for the subject property.
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-036

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

DIRECTOR OF PLANNING: *Phillips*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **west intersection of Streetman Road and S. Munson Road**

SUBDIVISION **The Landon Phase Two**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **94.273**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **50**

- 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 **Robert John Crowell**

APPLICANT **Carroll Consulting Group, Inc.**

CONTACT PERSON

CONTACT PERSON **James Bart Carroll**

ADDRESS **P.O. Box 466**

ADDRESS **P.O. Box 11**

CITY, STATE & ZIP **Royse City, TX 75189**

CITY, STATE & ZIP **Lavon, TX 75166**

PHONE **214-460-4444**

PHONE **972-742-4411**

E-MAIL **robertjcrowell@yahoo.com**

E-MAIL **bart.carroll@yahoo.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert John Crowell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

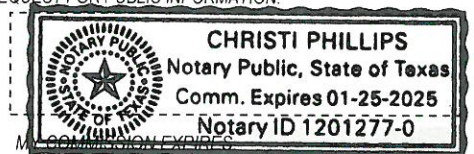
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

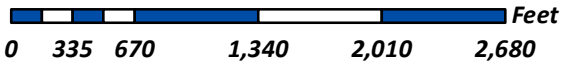
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF June, 2021.

OWNER'S SIGNATURE

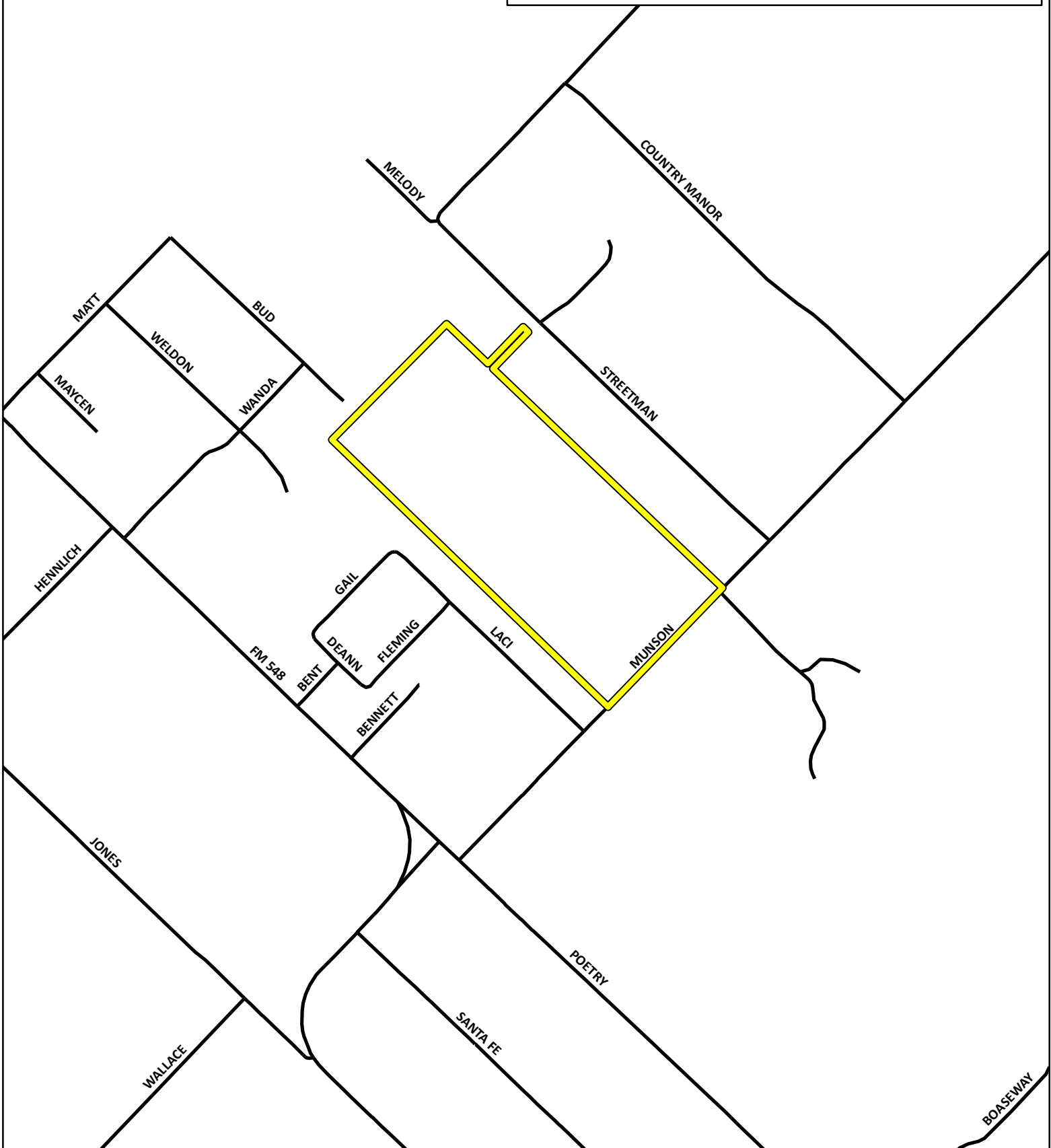
[Signature of Robert John Crowell]
[Signature of Christi Phillips]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





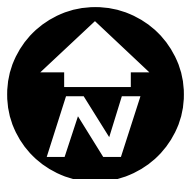
P2021-036- PRELIMINARY PLAT FOR THE LANDON PHASE II
PRELIMINARY PLAT - LOCATION MAP =

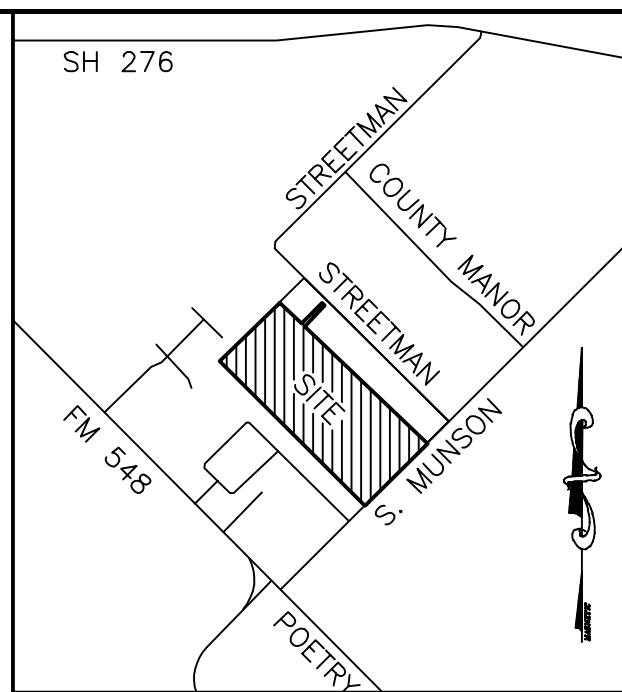
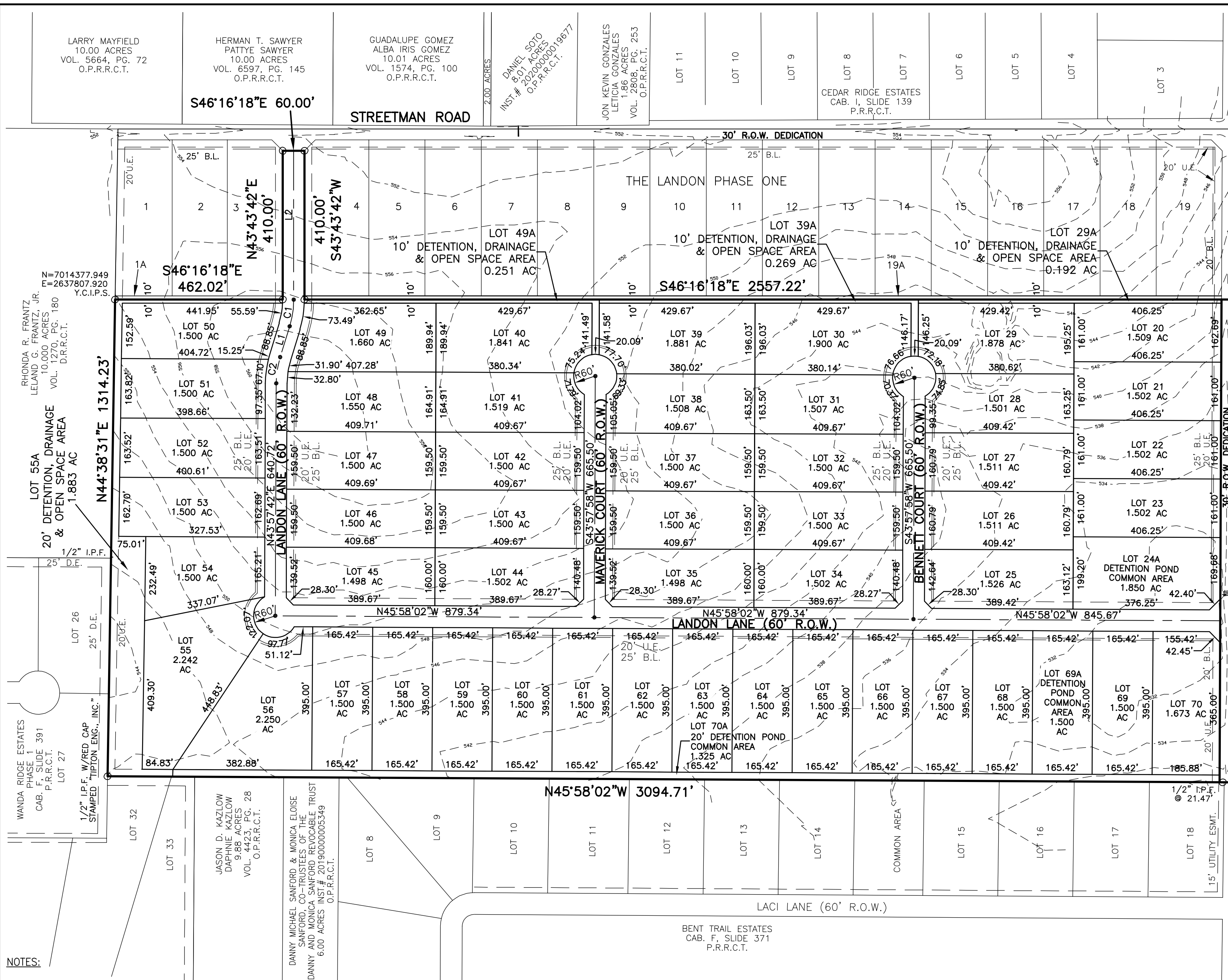


City of Rockwall

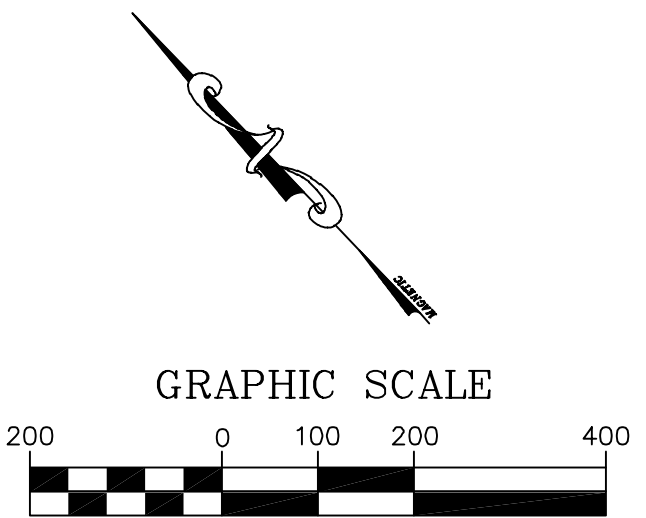
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





LOCATION MAP (N.T.S.)



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Line Table		
Line #	Direction	Length
L1	N60°48'44"E	88.85'
L2	N43°43'42"E	410.00'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	74.54'	250.00'	17°05'03"	N52°16'13"E, 74.27'
C2	73.53'	250.00'	16°51'03"	N52°23'13"E, 73.26'

POINT OF BEGINNING
N=7011291.816
E=2639109.361

- NOTES:**
1. Located in the City of Rockwall, Texas E.T.J.
 2. Water supplied by Cash SUD.
 3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
 4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
 5. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

M.N.S. - MAG NAIL SET
I.P.F. - IRON PIN FOUND
D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S. - ALL CORNERS SHALL BE A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

PRELIMINARY PLAT
THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
Being 94.273 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-036

CARROLL CONSULTING GROUP, INC.
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 6, 2021	CP

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 65.8 acre tract, the southwest line of said 65 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 20190000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPSON ENG. INC." for the west corner of said 65 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, a distance of 1314.23 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 462.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 410.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°16'18" East, a distance of 2557.22 feet to a mag nail set for corner on the southeast line of said 65.8 acre tract and in the center of S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 1330.52 feet to the Point of Beginning and containing 4,106,540 square feet or 94.273 acres of land.

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE LANDON PHASE TWO subdivision to the County 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 further certify that all other parties who have a mortgage or lien interest in the The Landon Phase Two subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ____ day of _____, 2021.

Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas.
My commission expires: _____

PRELIMINARY PLAT

THE LANDON PHASE TWO
LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A

50 Residential Lots
Being 94.273 - Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-036

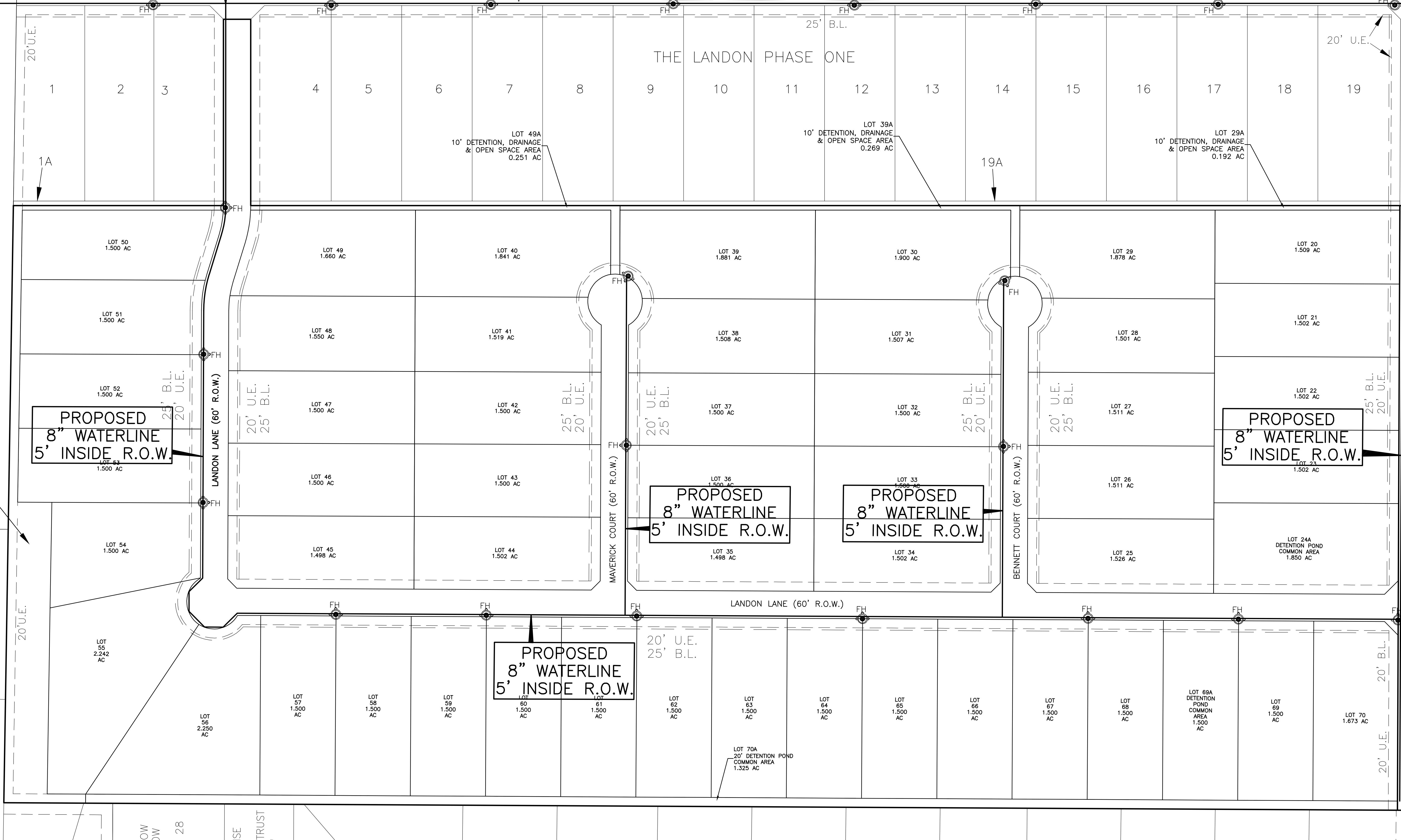
CARROLL CONSULTING GROUP, INC.

P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 6, 2021	CP

8" WATERLINE STREETMAN ROAD

THE LONDON PHASE ONE



PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

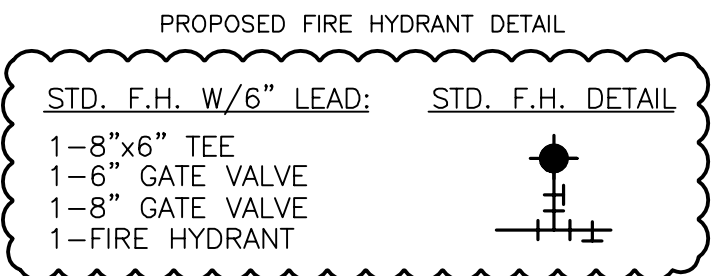
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

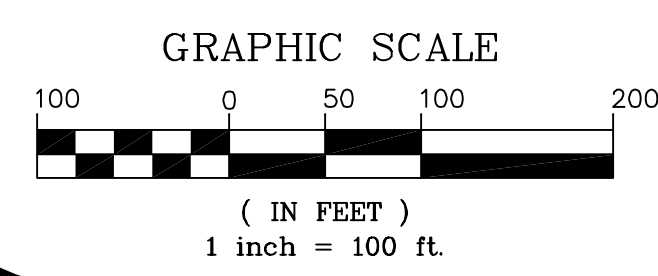
PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END. ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENSIONS. UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES. ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY). ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.

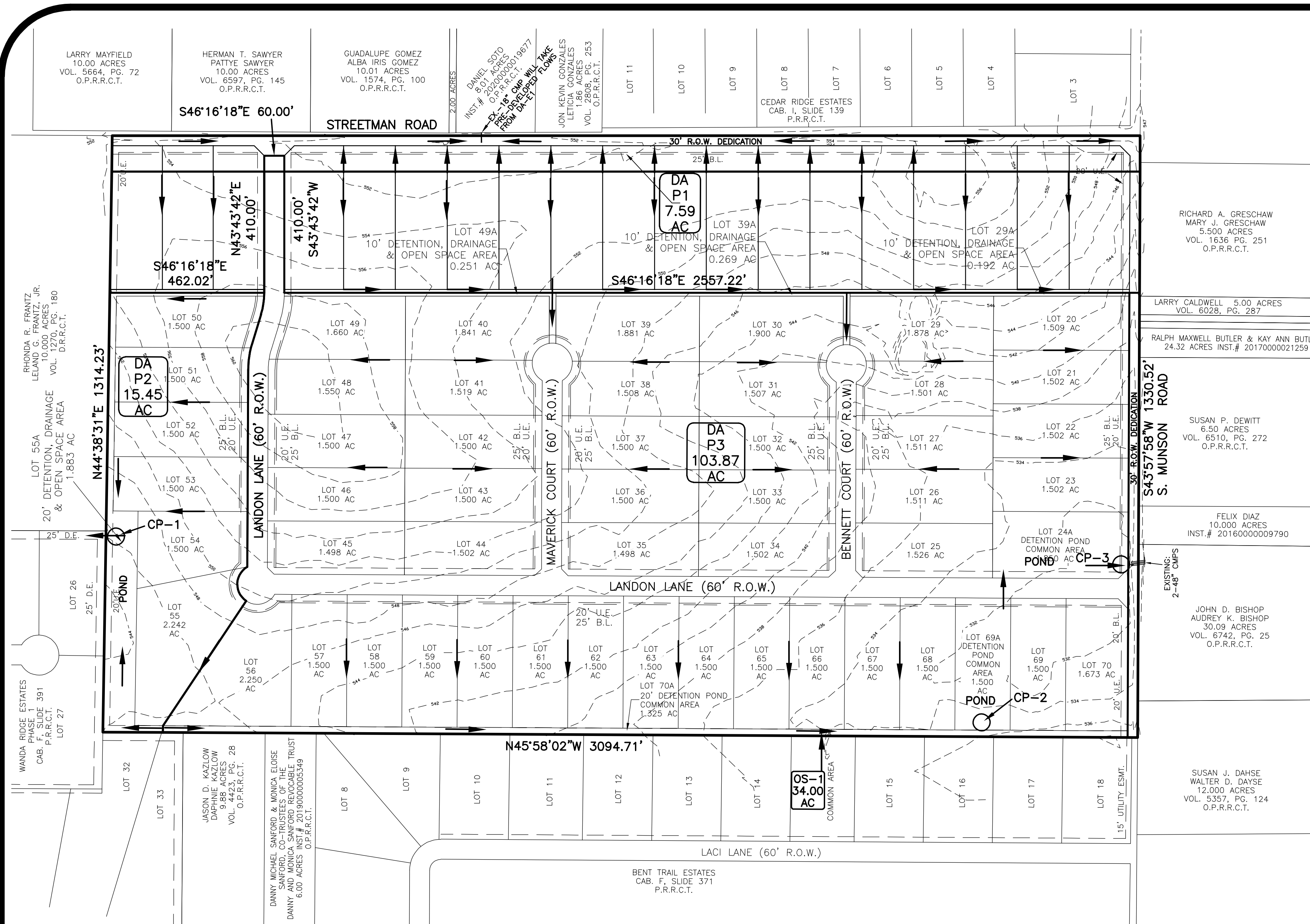


PROPOSED FIRE HYDRANT



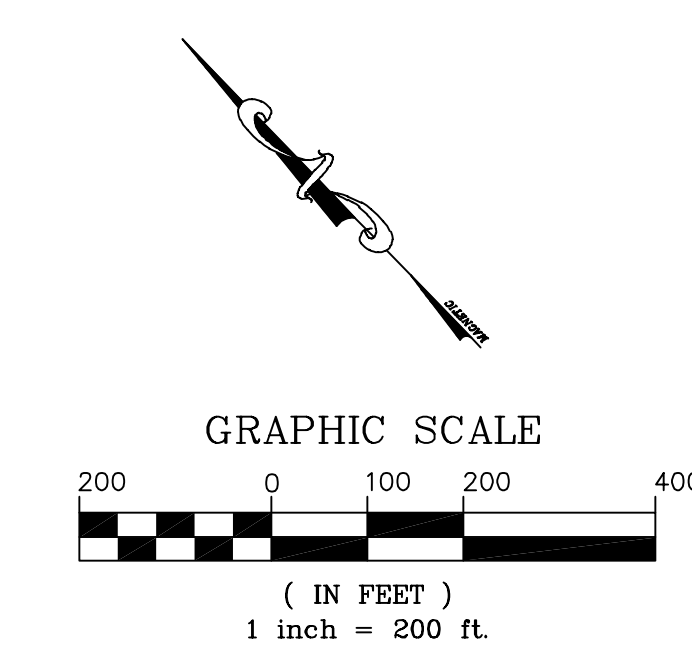
PRELIMINARY WATER PLAN			
Case No.: P2021-036			
THE LONDON PHASE TWO			
CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
DWG:	DATE:	SCALE:	DRAWN BY:
THE LONDON-2	JULY 8, 2021	1"=100'	CP

PROPOSED DRAINAGE AREAS

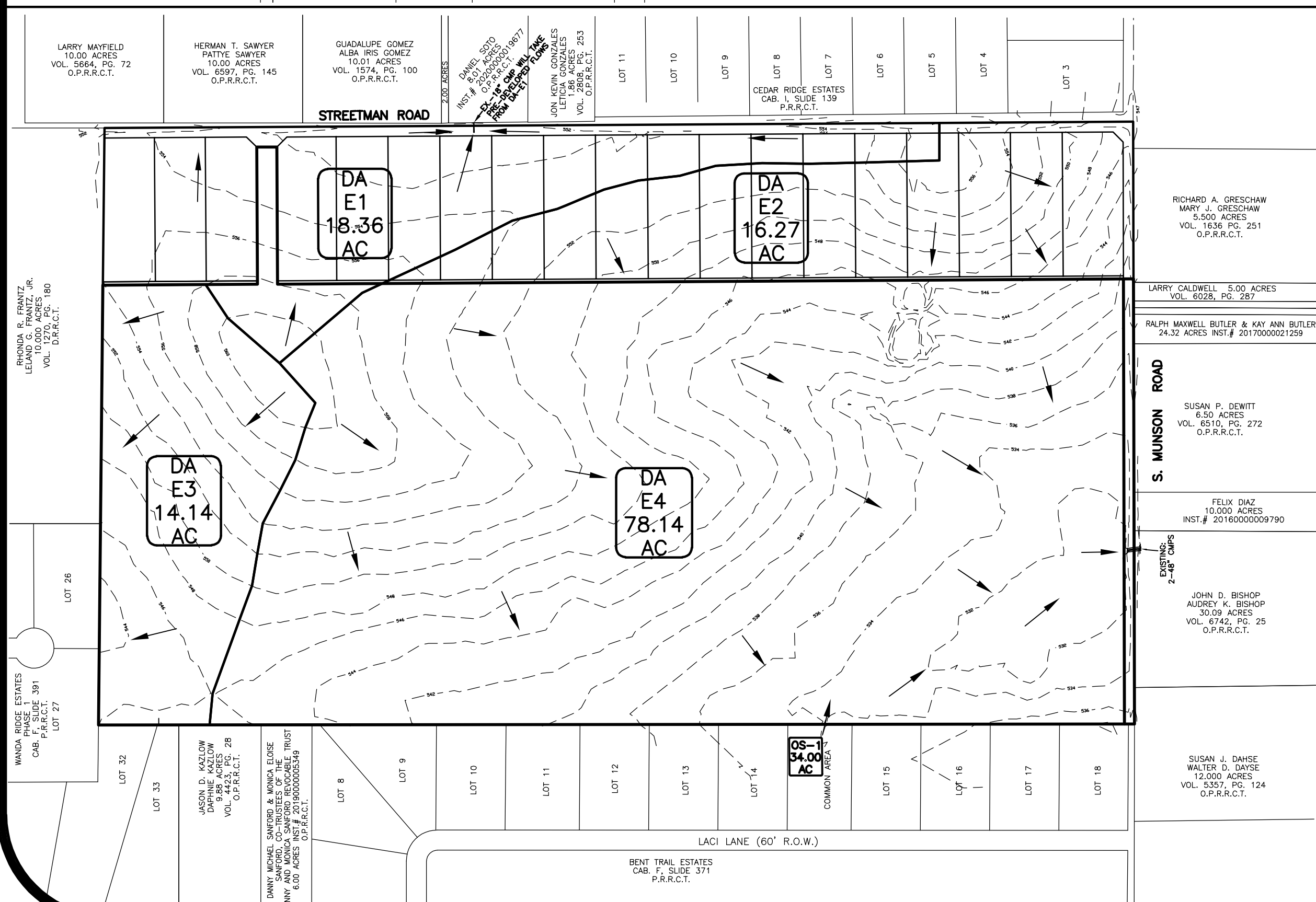


PROPOSED DRAINAGE AREAS				
Tc = 10 min.				
DA	ACRES	C	I100	Q100 cfs
DA-P1	7.59	0.500	9.80	37.19
DA-P2	15.45	0.500	9.80	75.71
DA-P3	103.87	0.500	9.80	508.96
OS-1	34.00	0.500	9.80	166.60
TOTALS	160.91			788.46

NOTES				
DA-P1	7.59	0.500	9.80	37.19
DA-P2	15.45	0.500	9.80	75.71
DA-P3	103.87	0.500	9.80	508.96
OS-1	34.00	0.500	9.80	166.60
DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD				
DRAINS TO CP-1, POND				
DRAINS TO CP-3, POND TO 2-48" RCPS				
DRAINS TO PR-3, SWALE TO CP-2, POND				

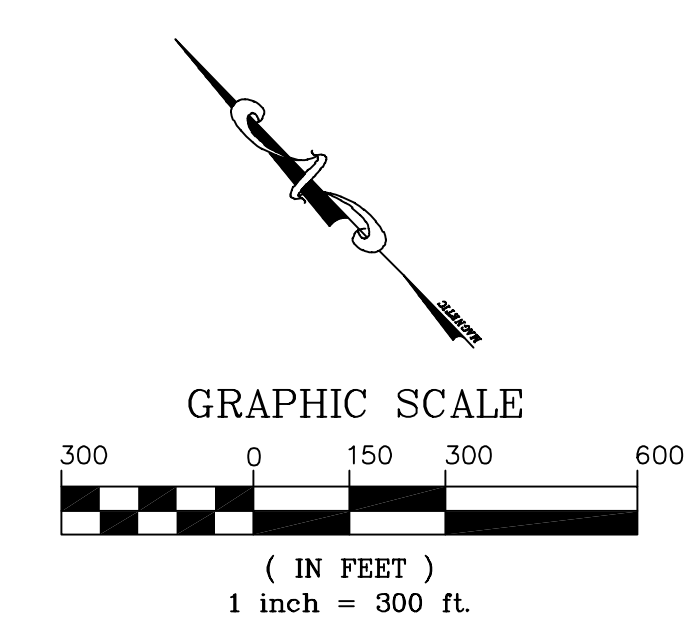


EXISTING DRAINAGE AREAS



EXISTING DRAINAGE AREAS				
Tc = 20 min.				
DA	ACRES	C	I100	Qcfs
DA-E1	18.36	0.350	8.30	53.34
DA-E2	16.27	0.350	8.30	47.26
DA-E3	14.14	0.350	8.30	41.08
DA-E4	78.14	0.350	8.30	227.00
OS-1	34.00	0.500	9.80	166.60
TOTALS	160.91			535.27

NOTES				
DA-E1	18.36	0.350	8.30	53.34
DA-E2	16.27	0.350	8.30	47.26
DA-E3	14.14	0.350	8.30	41.08
DA-E4	78.14	0.350	8.30	227.00
OS-1	34.00	0.500	9.80	166.60
DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S				
OUTFALL STRUCTURE DRAINS OUT TO 2-48" R.C.P.S.				



PRELIMINARY DRAINAGE PLAN

Case No.: P2021-036

THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 PHONE: (972) 742-4411 TBPELS REG NO. F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON-2	JULY 8, 2021	1"=200' & 300'	CP

3

BOUNDARY CLOSURE REPORT
THE STANDARDS PHASE TWO

North: 7011291.8159' East: 2639109.3613'

Segment #1 : Line

Course: N45° 58' 01.51"W Length: 3094.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line

Course: N44° 38' 31.33"E Length: 1314.227'
North: 7014377.9499' East: 2637807.9204'

Segment #3 : Line

Course: S46° 16' 18.09"E Length: 462.018'
North: 7014058.5848' East: 2638141.7865'

Segment #4 : Line

Course: N43° 43' 41.91"E Length: 410.000'
North: 7014354.8613' East: 2638425.1947'

Segment #5 : Line

Course: S46° 16' 18.09"E Length: 60.000'
North: 7014313.3870' East: 2638468.5523'

Segment #6 : Line

Course: S43° 43' 41.91"W Length: 410.000'
North: 7014017.1104' East: 2638185.1441'

Segment #7 : Line

Course: S46° 16' 18.09"E Length: 2557.215'
North: 7012249.4623' East: 2640033.0534'

Segment #8 : Line

Course: S43° 57' 57.75"W Length: 1330.523'
North: 7011291.8166' East: 2639109.3619'

Perimeter: 9638.696' Area: 4106540.55 Sq.
Ft.

Error Closure: 0.0009 Course: N39° 10'
00.77"E

Error North: 0.00070 East: 0.00057

Precision 1: 10709663.333



July 27, 2021

TO: James Bart Carroll
Carroll Consulting Group, Inc.
P. O. Box 11
Lavon, TX 75166

COPY: Robert John Crowell
P. O. Box 466
Royce City, TX 75189

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

SUBJECT: P2021-036; *Preliminary Plat for Phase 2 of the Landon Subdivision*

Mr. Carroll:

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 July 19, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

M - Please refer to the *Checklist for Plat Submittals* as found in the *Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA)* document and make the following corrections and/or provide a statement for each of the following items: (*Exhibit 'A', ILA*)

- a) Indicate water sources inside the extraterritorial jurisdiction (ETJ). Provide a Will Serve Letter from Blackland Water Supply Company. The 'Notes' section indicates Cash SUD? Since Phase 2 is served by both CCN's (i.e. Blackland WSC & Cash SUD), you may choose to opt out of one (1) of them by providing a letter from that CCN indicating this [get with the Engineering Department for specifics]. (*Section (4)(a)(1), Adequate Public Utilities (Water), Exhibit 'A', ILA*)

M - Adequate public facilities policy. "Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." (*Section 38-5(d)(1), Policy, Municipal Code of Ordinances*)

Staff Recommendations

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
- (2) The applicant provide a will serve letter from Blackland Water Supply Corporation (WSC) or a letter releasing the CCN from Blackland Water Supply Corporation (WSC) to Cash Special Utility District (SUD) prior to the approval of a final plat for the subject property.

- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission


On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

City Council

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

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

Sincerely,



David Gonzalez, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:47 PM
To: Bart Carroll
Cc: 'robertjcrowell@yahoo.com'
Subject: P&Z Meeting Next Week
Attachments: Packet [P&Z] (07.13.2021).pdf

Bart,

Please find attached staff's memo and comments for your request. The Planning Commission will be taking action next week on Tuesday, July 13, 2021. Although this item is on the Consent Agenda, staff request that you and/or your representative be present should the commission have any questions regarding your project. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
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Gonzales, David

From: Gonzales, David
Sent: Friday, June 25, 2021 3:17 PM
To: Bart Carroll
Cc: 'robertjcrowell@yahoo.com'
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (06.29.2021).pdf

Mr. Carroll,

Please find attached staff's comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *June 29, 2021*. As the applicant, staff requests that you and/or your representative be present should the commission have any questions/comments regarding your project. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



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Gonzales, David

From: Christi Phillips <caphill2000@yahoo.com>
Sent: Friday, July 9, 2021 7:02 AM
To: Gonzales, David
Subject: The Landon Phase Two
Attachments: THE LANDON PHASE TWO 7-6-21.pdf

Attached are the revised preliminary plat and plans for The Landon Phase Two.

Christi Phillips
Carroll Consulting Group, Inc.
P.O. Box 11
Lavon, TX 75166

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Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 8:41 AM
To: Johnston, Sarah; Kistner, Ariana
Subject: FW: The Landon Phase Two - P2021-036
Attachments: THE LANDON PHASE TWO 7-6-21.pdf

Here are the revised plans for the Landon, Ph 2 in the ETJ. Please provide any comments CW [P2021-036].

Thank you,



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From: Christi Phillips [mailto:caphill2000@yahoo.com]
Sent: Friday, July 9, 2021 7:02 AM
To: Gonzales, David
Subject: The Landon Phase Two

Attached are the revised preliminary plat and plans for The Landon Phase Two.

Christi Phillips
Carroll Consulting Group, Inc.
P.O. Box 11
Lavon, TX 75166

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Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 8:58 AM
To: Singleton, Lance
Subject: FW: The Landon Phase Two - Proposed Street Names
Attachments: THE LANDON PHASE TWO 7-6-21.pdf

Lance,

Here is the revised preliminary plat for the Landon, Phase 2. Please check the street names and provide any comments in CW [P2021-036].

Thank you,



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From: Christi Phillips [mailto:caphill2000@yahoo.com]
Sent: Friday, July 9, 2021 7:02 AM
To: Gonzales, David
Subject: The Landon Phase Two

Attached are the revised preliminary plat and plans for The Landon Phase Two.

Christi Phillips
Carroll Consulting Group, Inc.
P.O. Box 11
Lavon, TX 75166

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, June 23, 2021 4:44 PM
To: 'Ron Merritt'
Subject: ETJ Plat for The Landon, Phase 2
Attachments: Drainage Plan (06.21.2021).pdf; Preliminary Plat (6.21.2021).pdf; Water Plan (06.21.2021).pdf

Ron,

Here are the plans for The Landon, Phase 2 Addition that requires review and comments at your earliest convenience. We are taking this to the Planning and Zoning Commission next week on Tuesday, June 29th. Let me know if you have any comments that will need to be forwarded to the applicant – Bart Carroll.

Let me know if have any questions.

Thank you,



DAVID GONZALES, AICP

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