



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-054 P&Z DATE 11/9/21 CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

| PLATTING APPLICATION |
|--|
| <input type="checkbox"/> MASTER PLAT |
| <input type="checkbox"/> PRELIMINARY PLAT |
| <input checked="" 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.

P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address East of Dowell Road and 2700' south of Hwy. 276

Subdivision Emerson Farms

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

138.756

Lots [Current]

Lots [Proposed]

107

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Harlan Properties, Inc.

Applicant Corwin Engineering, Inc.

Contact Person Suresh Shridharani

Contact Person Chase Finch

Address 2404 Texas Drive, Ste. 103

Address 200 W. Belmont, Ste. E

City, State & Zip Irving, Texas 75062

City, State & Zip Allen, Texas 75013

Phone 972-659-0655 ext. 110

Phone 469-879-9157

E-Mail sureshns@aol.com

E-Mail cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

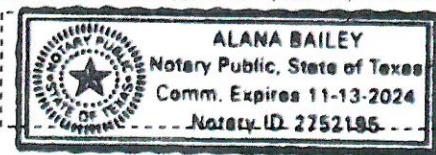
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 3,075.12, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 12th day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

Review Date:

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

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

| | | | |
|--|-------------------------------------|-------------------------------------|---|
| City Limits <i>[Final Plat, Preliminary Plat & Master Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location of the City Limits, contiguous or within the platting area. |
| Utilities (P) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the locations of all existing and proposed utilities. Include the size and type of each. |
| Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide all the proposed and platted property lines. |
| Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments. |
| Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label the right-of-way width and street centerline for each street both within and adjacent to the development. |
| Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location and dimensions of any proposed right-of-way dedication. |
| Corner Clips <i>[Final Plat & Preliminary Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate all existing and proposed corner clips and any subsequent dedication. |
| Median Openings <i>[Preliminary Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locate and identify existing and/or proposed median openings and left turn channelization. |
| Topographical Contours <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Topographical information and physical features to include contours at 2-foot intervals. |
| Flood Elevations <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable). |
| Drainage Areas <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Show all drainage areas and all proposed storm drainages areas with sizes if applicable. |
| Wooded Areas <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate the boundaries of all adjacent wooded areas. |
| Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use. |
| Existing Man-Made Features <i>[Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans. |
| Parks and Open Space <i>[Preliminary Plat & Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan. |
| Proposed Improvements <i>[Preliminary Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate how the proposed improvements would relate to those in the surrounding area. |
| Water Sources <i>[Preliminary Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ). |
| Sewage Disposal <i>[Preliminary Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ). |
| Adjacent Properties <i>[Final Plat & Preliminary Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page. |
| Phasing Plan <i>[Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan. |
| Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development. |
| Statement of Service <i>[Master Plat]</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. |
| Standard Plat Wording <i>[Final Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. |
| Legal Description <i>[Final Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet. |
| Storm Drainage Improvements Statement <i>[Final Plat]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet. |

| | | | |
|---|-------------------------------------|--------------------------|---|
| Dedication Language [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet. |
| Seal/Signature [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat. |
| Public Improvement Statement [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. |
| Plat Approval Signatures [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a space for signatures attesting approval of the plat. |
| Compliance with Preliminary Plat [Final Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the plat comply with all the special requirements developed in the preliminary plat review? |
| Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Review the proposed plans and plat with electric, gas, cable and phone companies. |

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___ / ___ / ___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: 10 / 15 / 21
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: 10 / 15 / 21
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: 10 / 26 / 21
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: 10 / 26 / 21

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: 11 / 02 / 21
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: 11 / 09 / 21
1st _____
2nd _____
Vote: ___ For, ___ Against, ___ Abstaining, ___ Absent (_____).

City Council Consideration [Final Plat, Preliminary Plat & Master Plat]: Revised plans and staff reports are sent to the City Council for consideration.

Date: 11 / 15 / 21

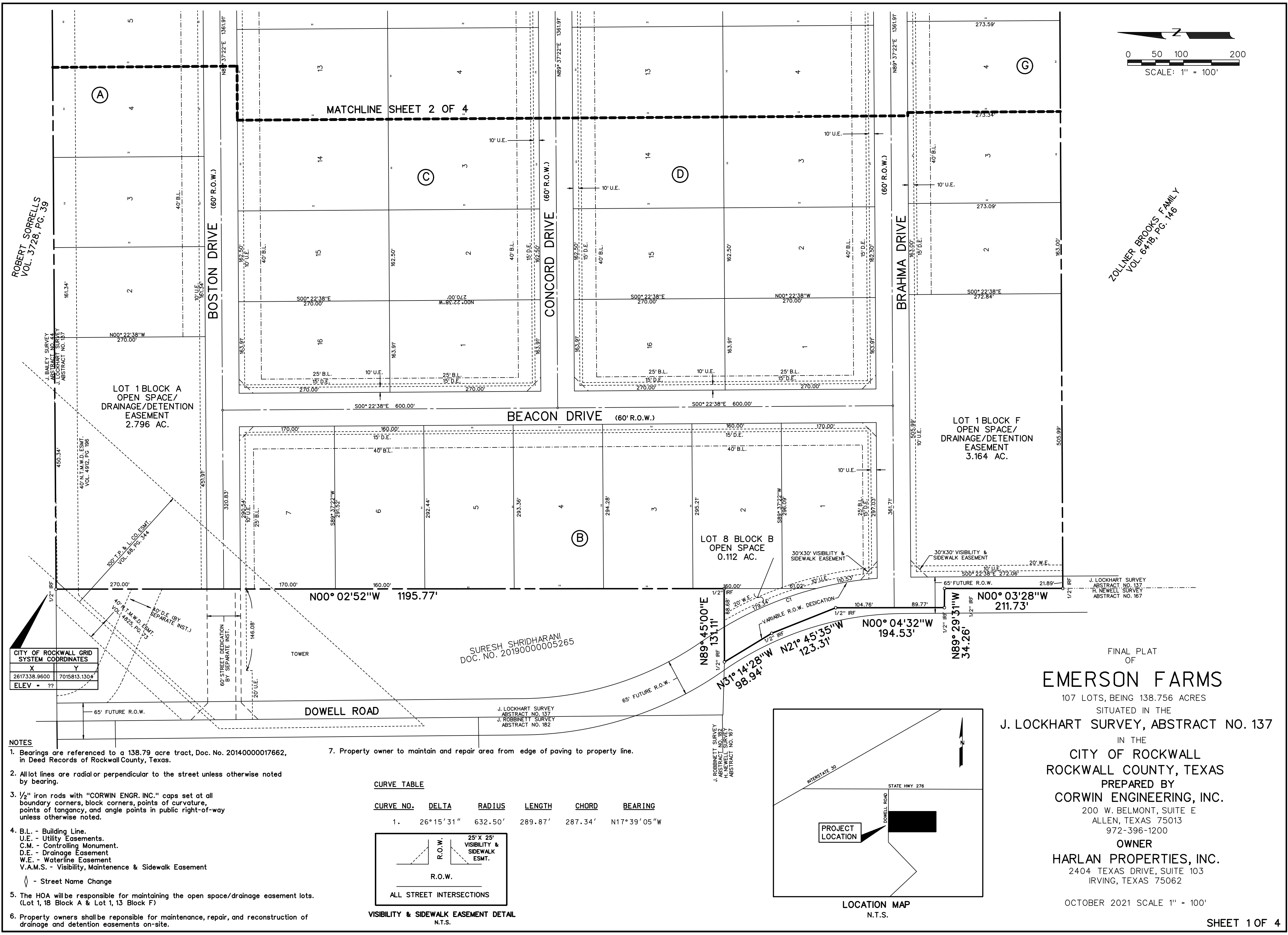
1st _____

2nd _____

Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

GENERAL NOTES:



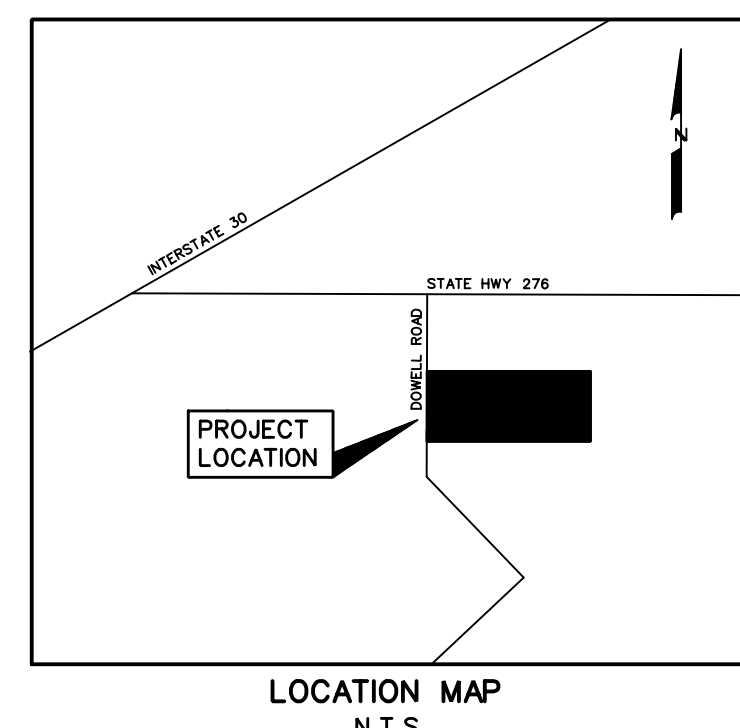
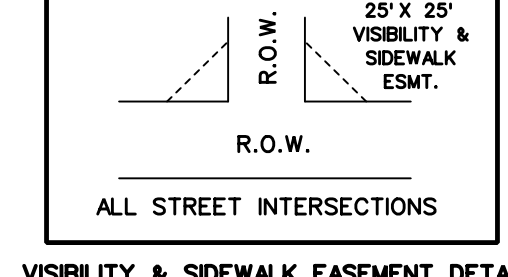
CITY OF ROCKWALL GRID SYSTEM COORDINATES

| | |
|--------------|---------------|
| 2617338.9600 | 17015813.1304 |
| ELEV = 77 | |

- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 2014000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-----------|---------|---------|---------|-------------|
| 1. | 26°15'31" | 632.50' | 289.87' | 287.34' | N17°39'05"W |



FINAL PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 OCTOBER 2021 SCALE 1" = 100'
SHEET 1 OF 4

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The detention drainage system is to be maintained, repaired and owned by the subdivision.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 2014000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this ____ day of _____, 2021.

THE STATE OF TEXAS
 COUNTY OF COLLIN
 WARREN L. CORWIN
 R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

HARLAN PROPERTIES, INC.,

Suresh Shridharani
 President

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

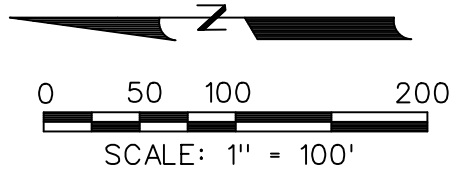
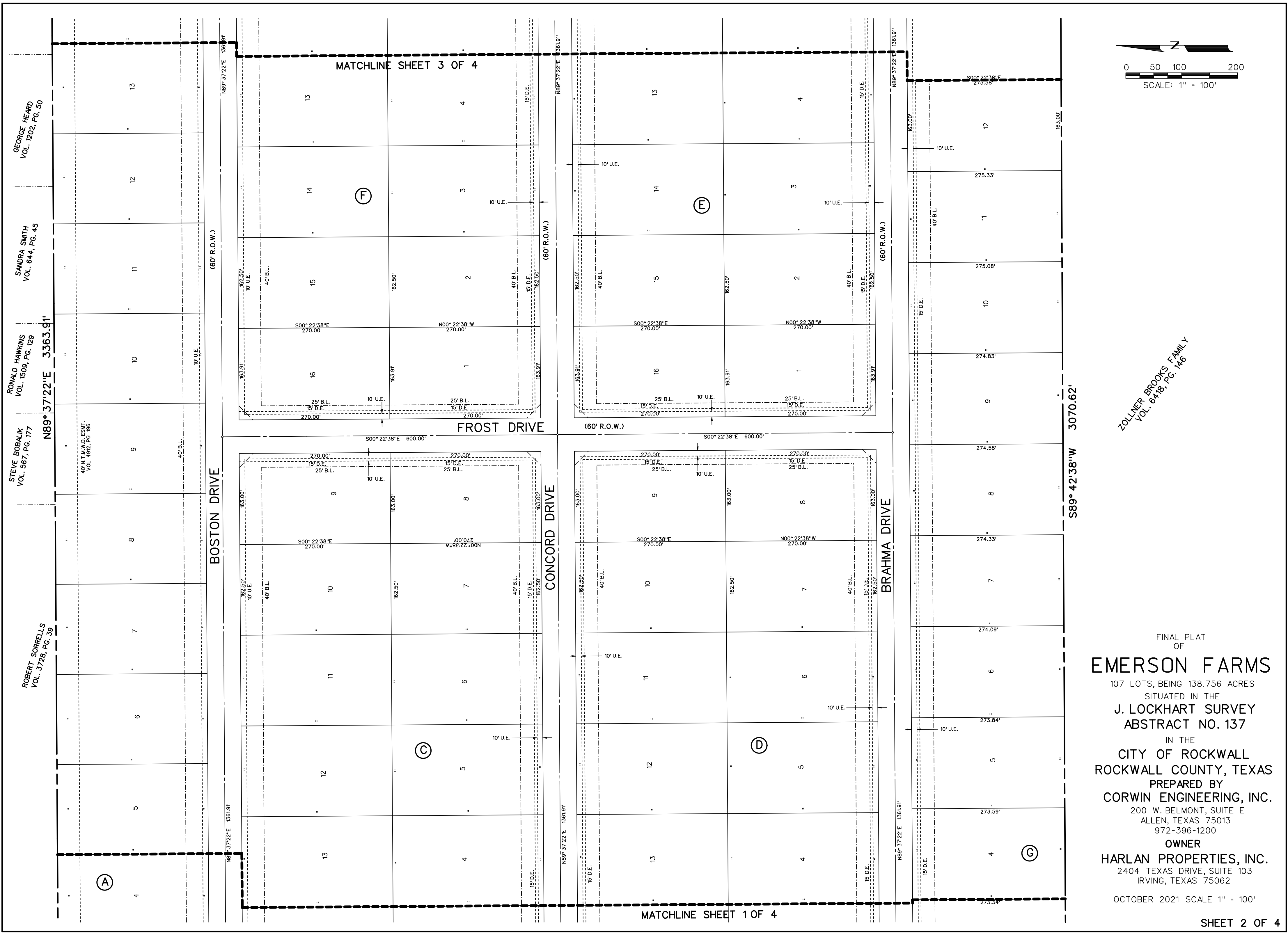
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

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.

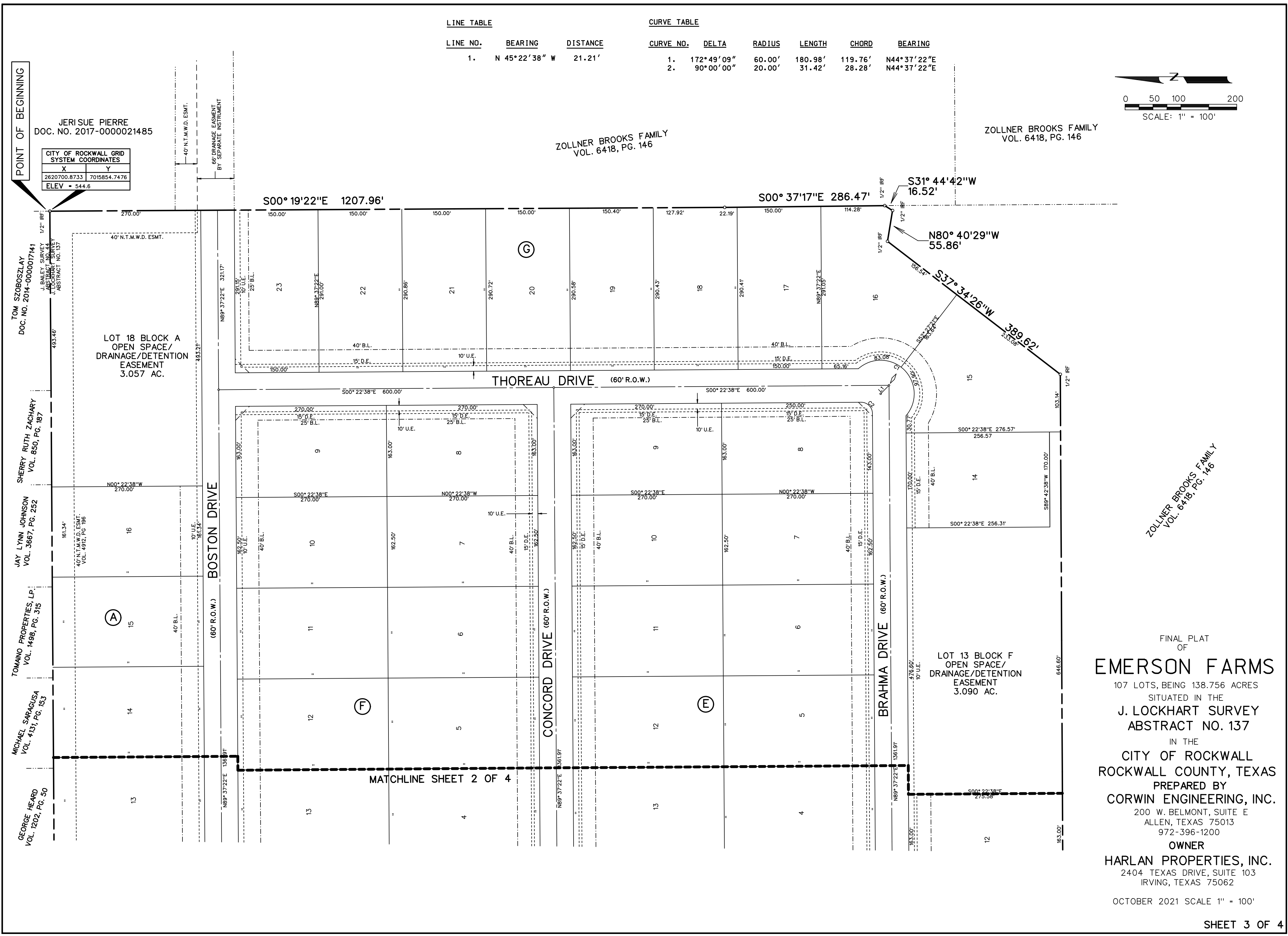
WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

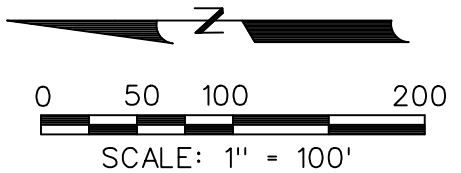
FINAL PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 OCTOBER 2021
SHEET 4 OF 4



ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146



| LINE TABLE | | | CURVE TABLE | | | | | |
|------------|---------------|----------|-------------|------------|--------|---------|---------|-------------|
| LINE NO. | BEARING | DISTANCE | CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
| 1. | N 45°22'38" W | 21.21' | 1. | 172°49'09" | 60.00' | 180.98' | 119.76' | N44°37'22"E |
| | | | 2. | 90°00'00" | 20.00' | 31.42' | 28.28' | N44°37'22"E |



ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address East of Dowell Road and 2700' south of Hwy. 276

Subdivision Emerson Farms

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

138.756

Lots [Current]

Lots [Proposed]

107

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Harlan Properties, Inc.

Applicant Corwin Engineering, Inc.

Contact Person Suresh Shridharani

Contact Person Chase Finch

Address 2404 Texas Drive, Ste. 103

Address 200 W. Belmont, Ste. E

City, State & Zip Irving, Texas 75062

City, State & Zip Allen, Texas 75013

Phone 972-659-0655 ext. 110

Phone 469-879-9157

E-Mail sureshns@aol.com

E-Mail cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

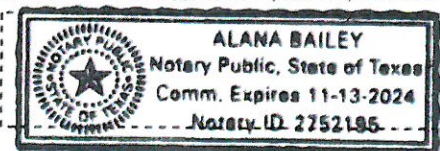
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 3,075.12, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

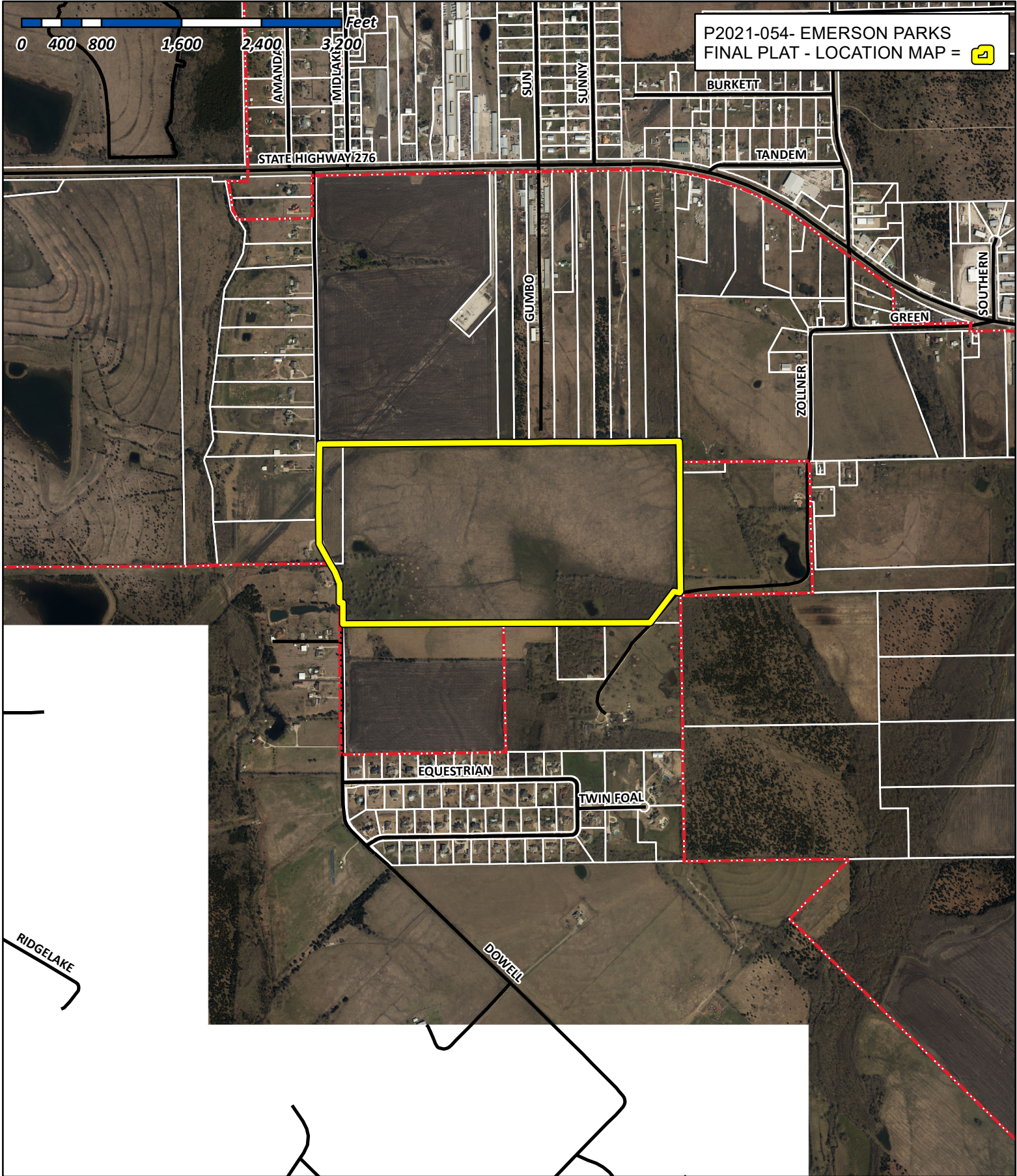
Given under my hand and seal of office on this the 12th day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

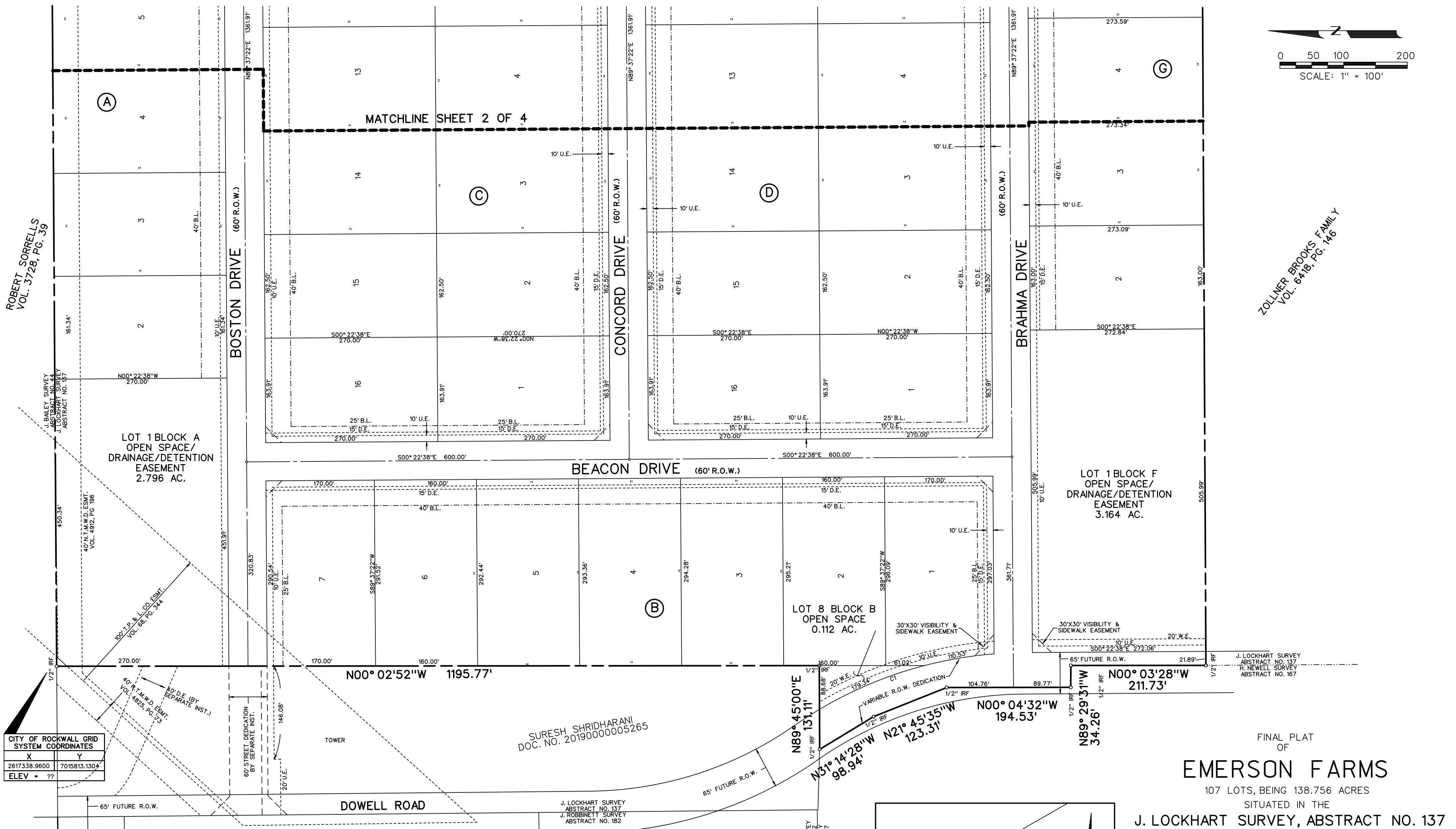
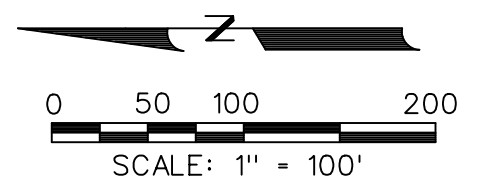


City of Rockwall

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.





CITY OF ROCKWALL GRID SYSTEM COORDINATES

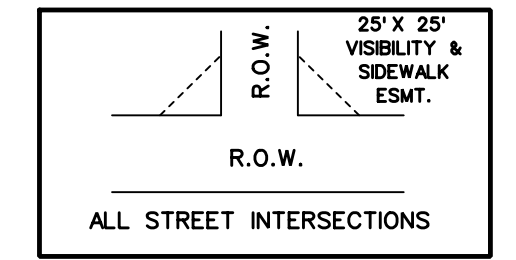
| | |
|--------------|--------------|
| X | Y |
| 2617338.9600 | 7015813.1304 |
| ELEV = ?? | |

- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 20140000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
◊ - Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.

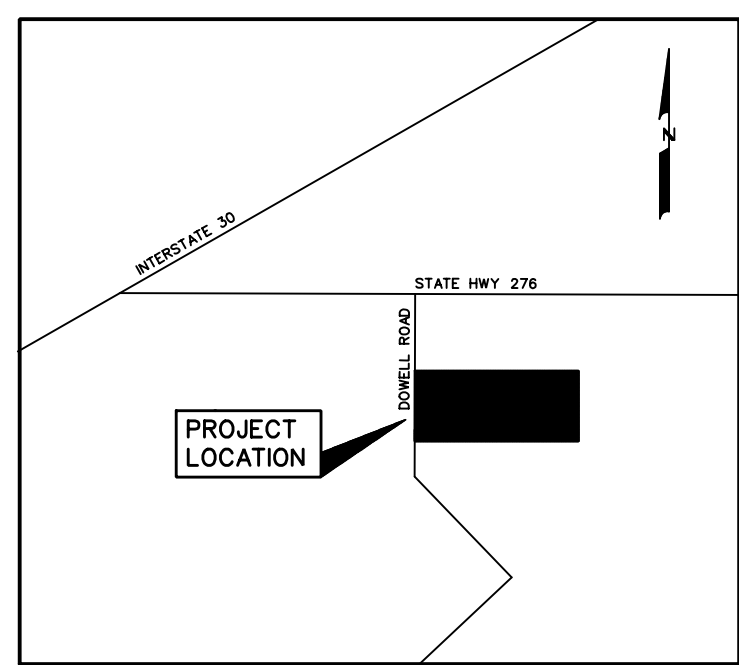
7. Property owner to maintain and repair area from edge of paving to property line.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-------------|---------|---------|---------|----------------|
| 1. | 26° 15' 31" | 632.50' | 289.87' | 287.34' | N17° 39' 05" W |



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 PREPARED BY
CORWIN ENGINEERING, INC.
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 2404 TEXAS DRIVE, SUITE 103
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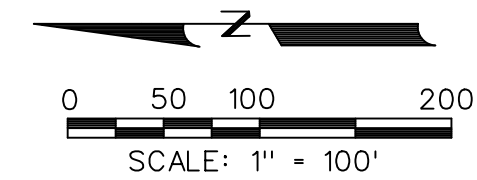
OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 45° 22' 38" W | 21.21' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|--------|---------|---------|---------------|
| 1. | 172° 49' 09" | 60.00' | 180.98' | 119.76' | N44° 37' 22"E |
| 2. | 90° 00' 00" | 20.00' | 31.42' | 28.28' | N44° 37' 22"E |



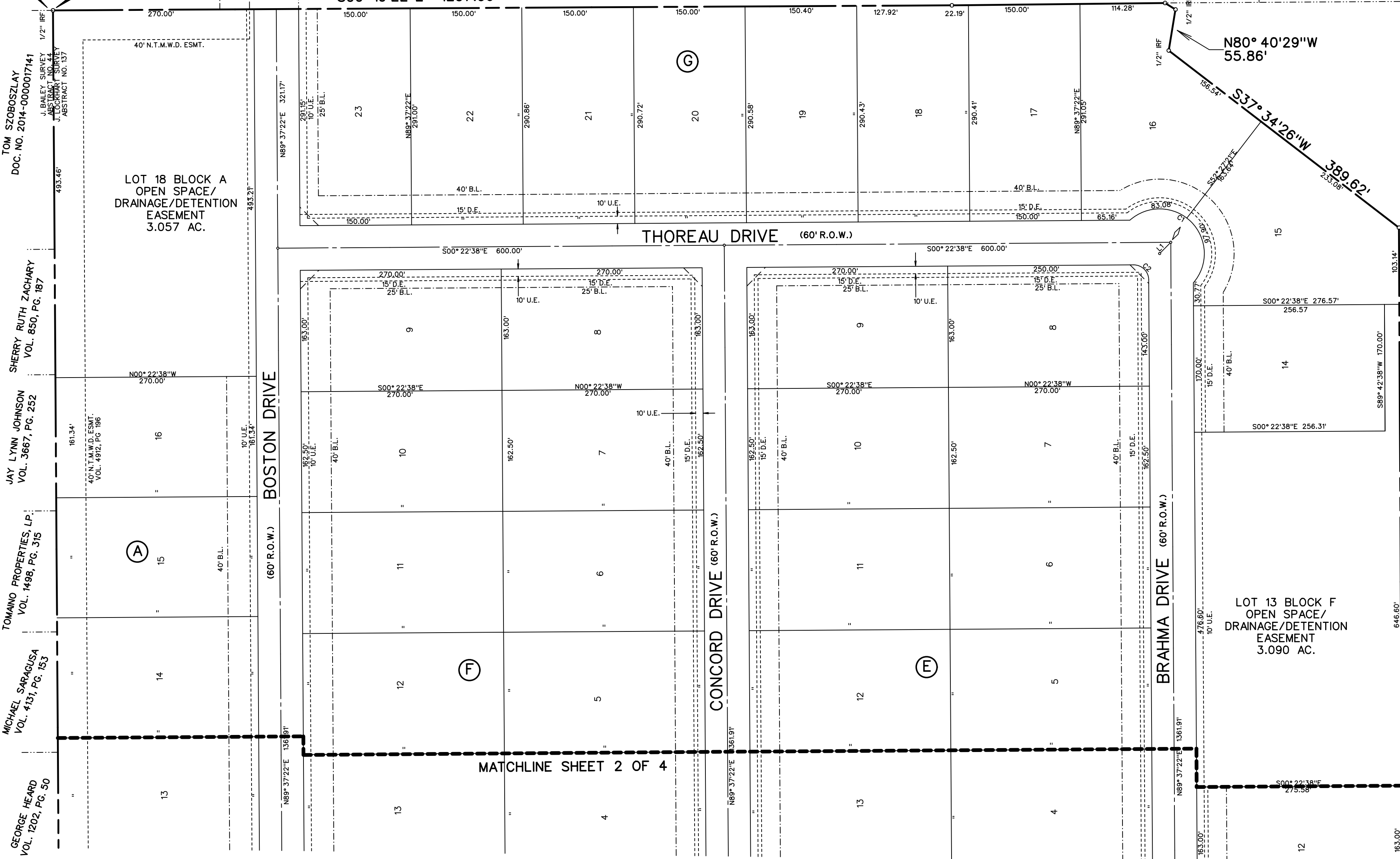
POINT OF BEGINNING

JERI SUE PIERRE
DOC. NO. 2017-000021485

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|--------------|
| X | Y |
| 2620700.8733 | 7015854.7476 |
| ELEV = 544.6 | |

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



TOM SZOBOSZLAY
DOC. NO. 2014-0000017141

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 413, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

FINAL PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY
ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021 SCALE 1" = 100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision have been notified and signed this plat.

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

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

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

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

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

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

HARLAN PROPERTIES, INC..

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2021.

THE STATE OF TEXAS WARREN L. CORWIN
COUNTY OF COLLIN R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT OF EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
OCTOBER 2021

PROJECT COMMENTS



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

DATE: 10/22/2021

PROJECT NUMBER: P2021-054
PROJECT NAME: Final Plat for the Emerson Farms Subdivision
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|----------------------|
| PLANNING | Henry Lee | 10/21/2021 | Approved w/ Comments |

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756- acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-054) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 76 (PD-76), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Correct the Title Block to the following:

Final Plat
Emerson Farms Subdivision
107 Residential Lots, Being 138.756 acres or 6,044,211.36 Square Feet
Situated in the J. Lockhart Survey, Abstract No. 137
City of Rockwall, Rockwall County, Texas

M.6 Lot 13, Block F; Lots 1-3, Block F should be in Block G – there are currently two of each of these lots.

M.7 Provide the lot frontage at the front yard setback for Lots 15-16, Block G. I need to confirm they meet the lot frontage requirements.

M.8 Ghost in the square footage for each proposed lot.

M.9 No proposed easements shall be indicated as "by separate instrument." All easements must be platted with this plat.

M.10 Indicate the Corporate City Limits of Rockwall on the plat.

M.11 Remove the parenthesis from note 5 on sheet one (i.e. do not call out the specific lots).

M.12 The notary for the surveyor's signature and seal is not necessary.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on October 26, 2021 & November 9, 2021. The Parks Board meeting will be held on November 2, 2021.

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

1.15 The projected City Council Meeting date for this case will be November 15, 2021.

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 10/21/2021 | Needs Review |

10/21/2021: M - Include instrument number on plat once filed.

M - Add note, "The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations."

M - Add this to note 6, " and drainage swales along roadway in right-of-way."

M - Plat this lot as part of this plat. No separate instruments for ROW allowed. Add easements when platting this lot.

M - The 30x30' sidewalk easement is a ROW Clip.

M - What is the elevation on the GPS point? Shown as ???

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 10/21/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 10/20/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|----------------------|
| GIS | Lance Singleton | 10/19/2021 | Approved w/ Comments |

10/19/2021: Choose new street names for Boston Dr and Concord Dr. We now have conflicts in other areas. Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| POLICE | Henry Lee | 10/21/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 10/19/2021 | Approved |

10/19/2021: 1. Provide landscape plans for common areas and detention if applicable

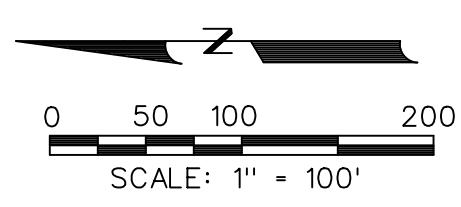
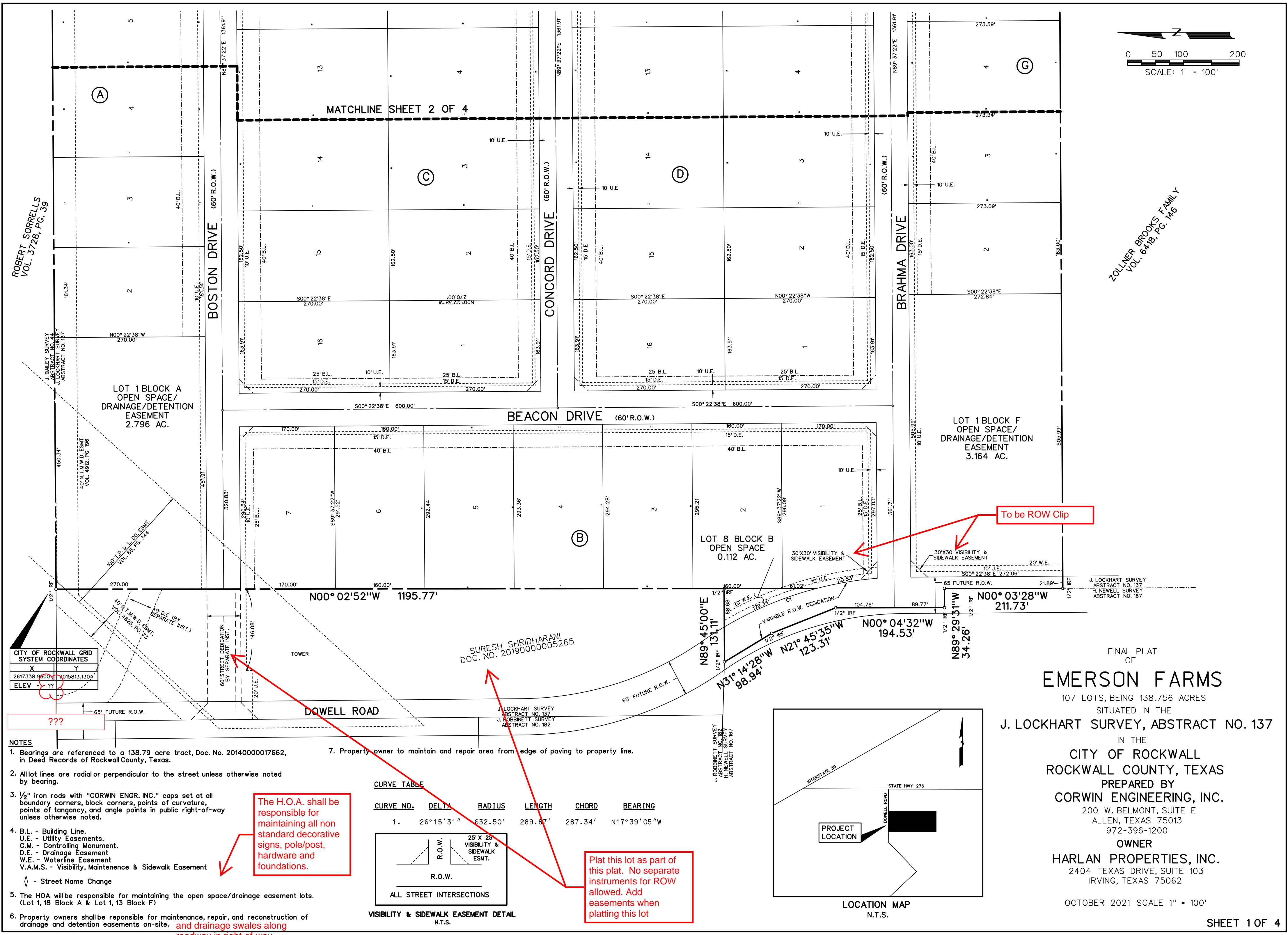
2. P2021-054 (Henry Lee) (Final Plat)

Park District 24 (collect fees only)

Cash In Lieu of Land: $\$448.00 \times 107 \text{ lots} = \$47,936.00$

Pro Rata Equipment Fee: $\$425 \times 107 \text{ lots} = \$45,475.00$

Total per lot x lots = $\$873.00 \times 107 \text{ lots} = \$93,411.00$



ZOLLNER BROOKS FAMILY
VOL. 6-18, PG. 146

CITY OF ROCKWALL GRID SYSTEM COORDINATES

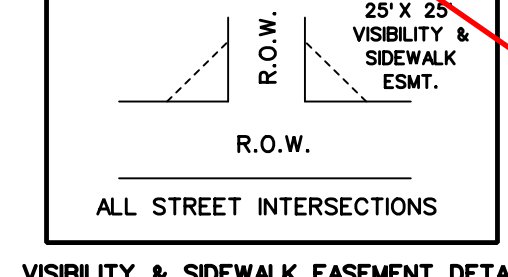
| | |
|--------------|--------------|
| 2617338.9650 | 7015813.1304 |
| ELEV | ?? |

- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 2014000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owner to maintain and repair area from edge of paving to property line.

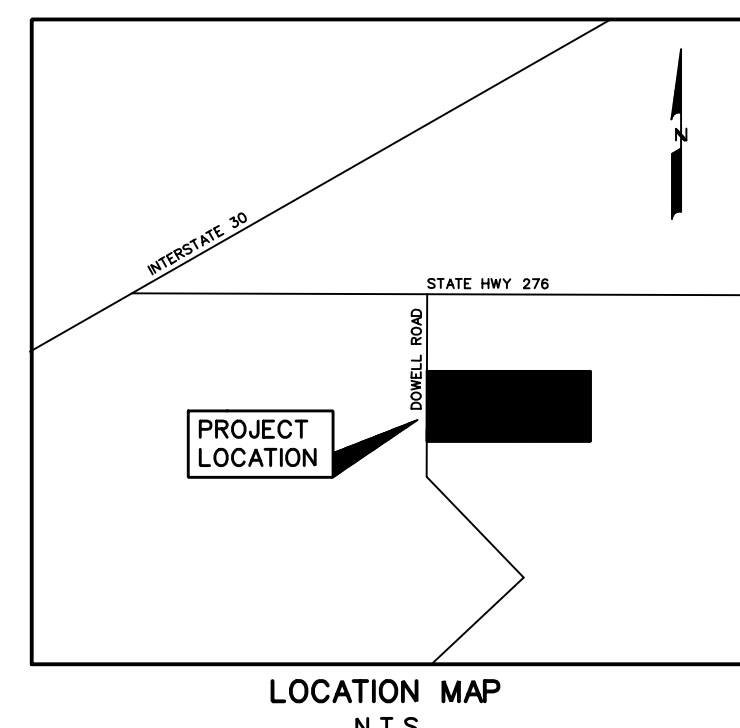
The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-----------|---------|---------|---------|-------------|
| 1. | 26°15'31" | 632.50' | 289.87' | 287.34' | N17°39'05"W |



Plot this lot as part of this plat. No separate instruments for ROW allowed. Add easements when platting this lot



FINAL PLAT OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
OCTOBER 2021 SCALE 1" = 100'
SHEET 1 OF 4

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The detention drainage system is to be maintained, repaired and owned by the subdivision.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

HARLAN PROPERTIES, INC.,

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall _____
City Secretary _____
City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 2014000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2021.

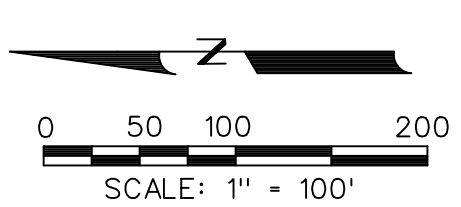
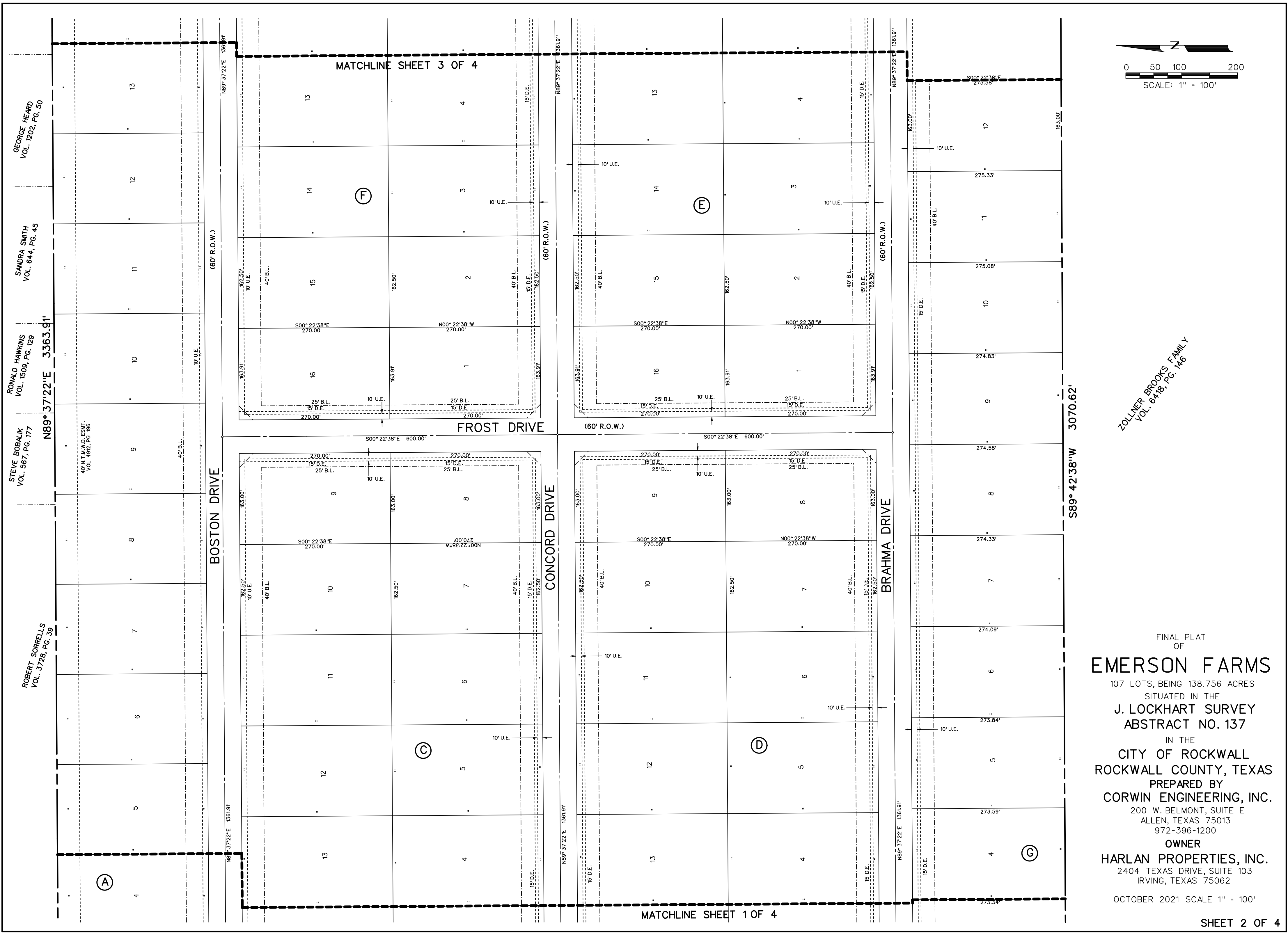
THE STATE OF TEXAS WARREN L. CORWIN
COUNTY OF COLLIN R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

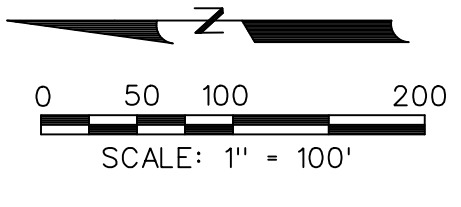
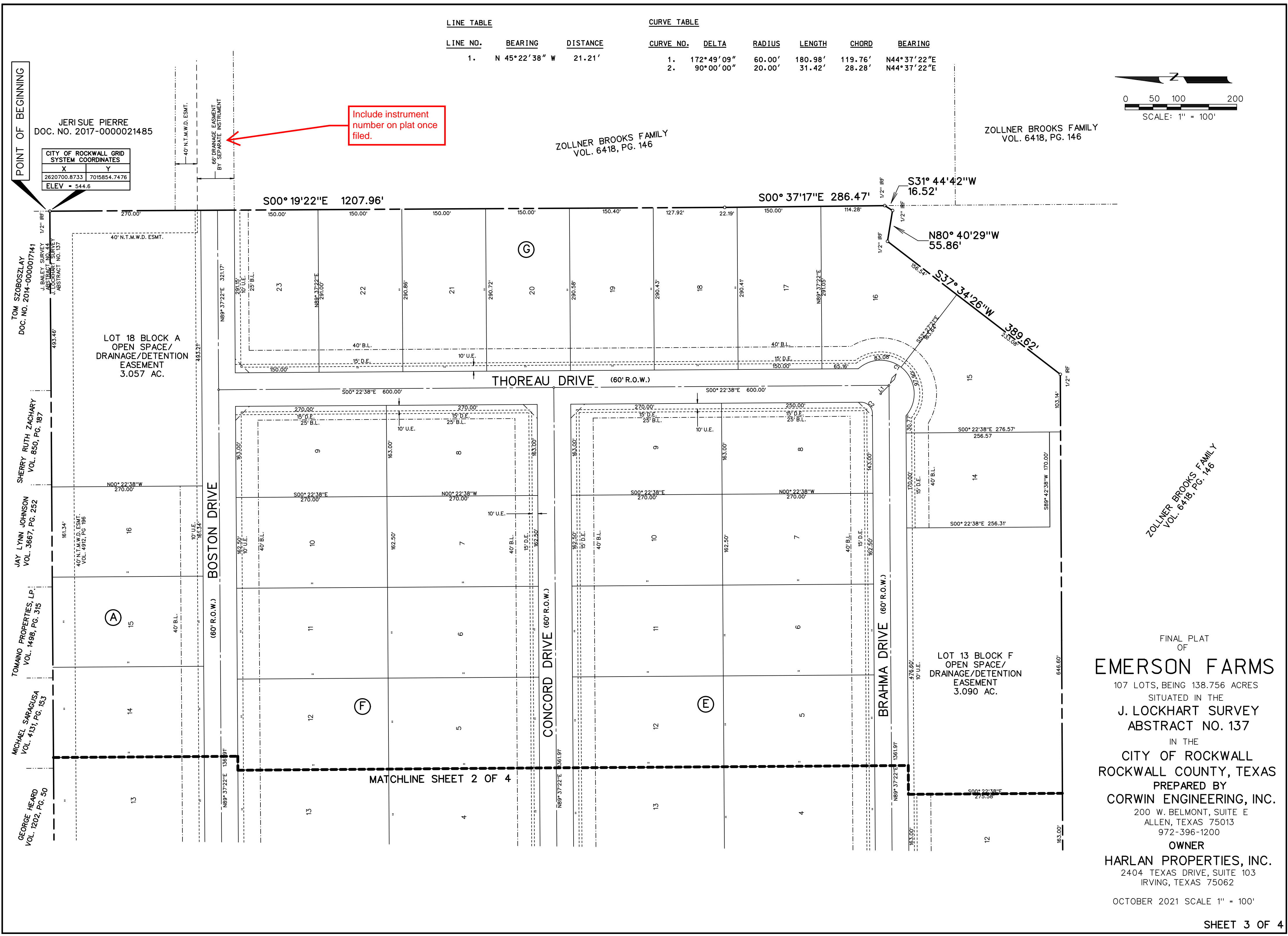
WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
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200 W. BELMONT, SUITE E
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972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
OCTOBER 2021
SHEET 4 OF 4



ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146



ZOLLNER BROOKS FAMILY
 VOL. 6418, PG. 146



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address East of Dowell Road and 2700' south of Hwy. 276

Subdivision Emerson Farms

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 138.756

Lots [Current]

Lots [Proposed]

107

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Harlan Properties, Inc.

Applicant Corwin Engineering, Inc.

Contact Person Suresh Shridharani

Contact Person Chase Finch

Address 2404 Texas Drive, Ste. 103

Address 200 W. Belmont, Ste. E

City, State & Zip Irving, Texas 75062

City, State & Zip Allen, Texas 75013

Phone 972-659-0655 ext. 110

Phone 469-879-9157

E-Mail sureshns@aol.com

E-Mail cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

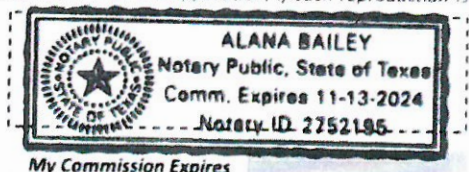
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

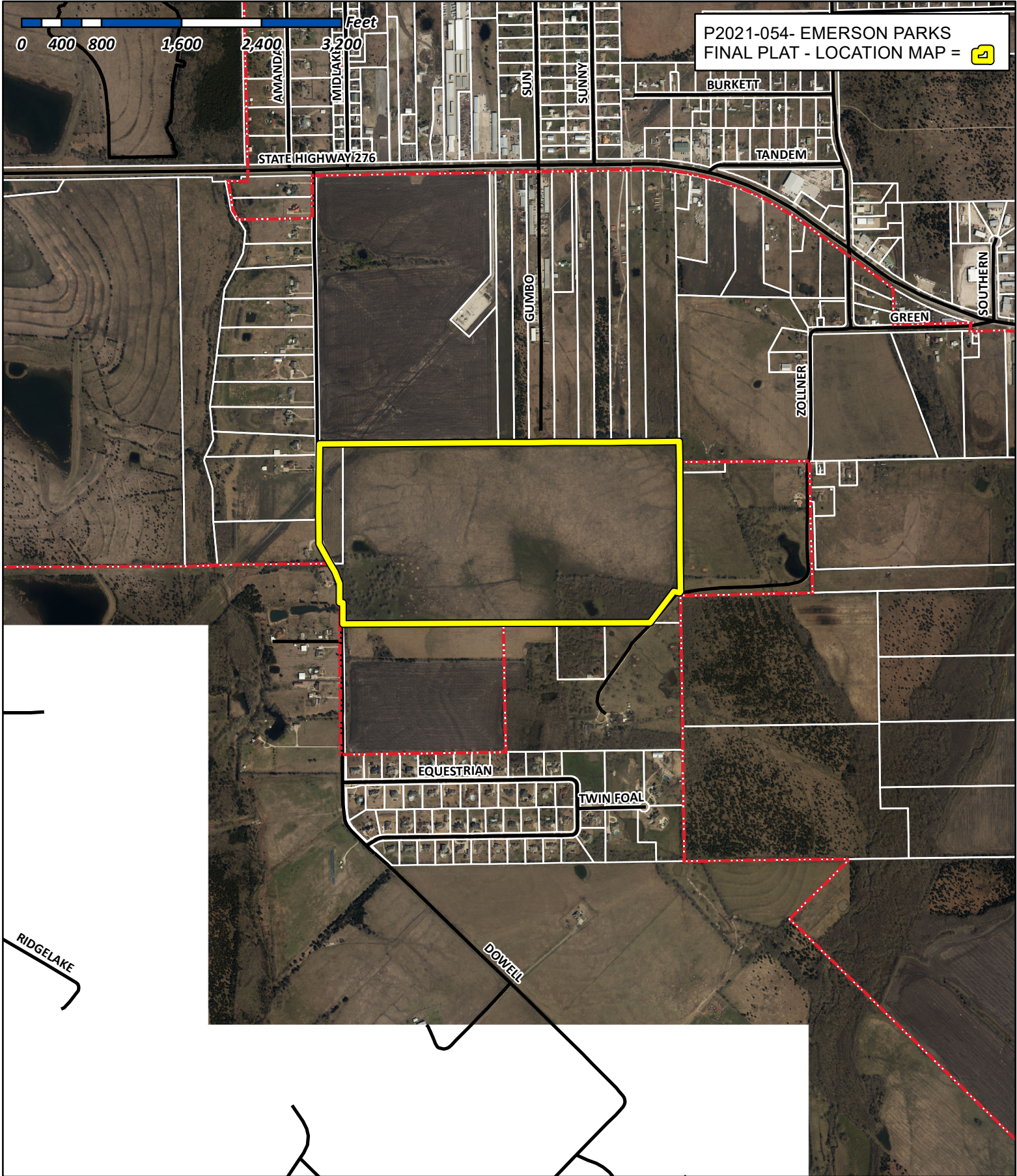
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 3,075.12, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 12th day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



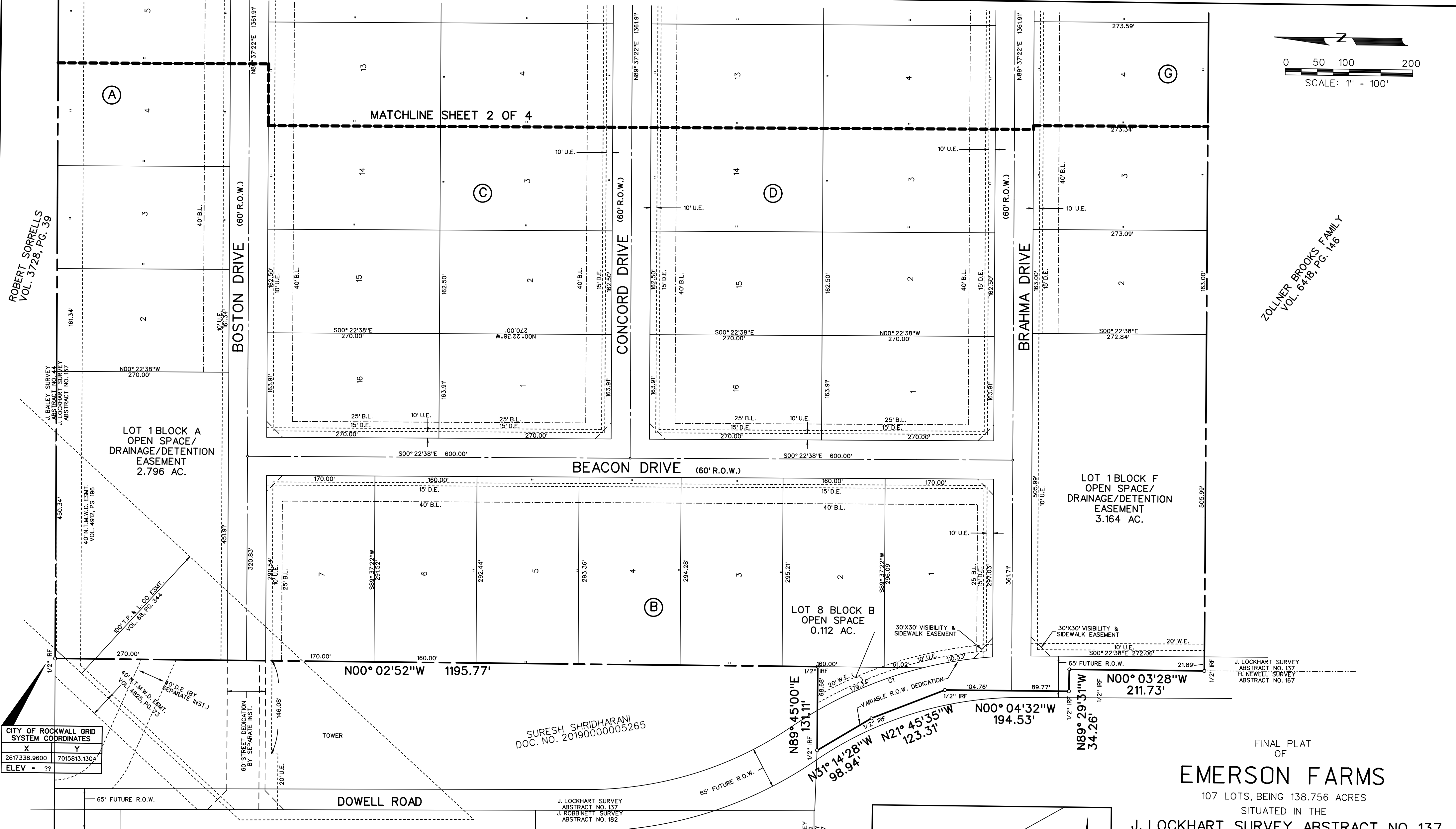
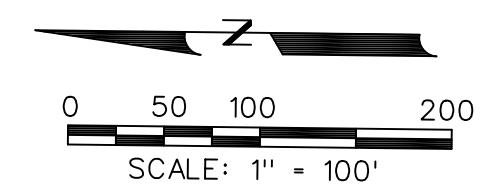


City of Rockwall

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.





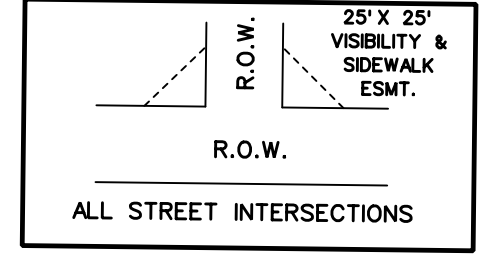
CITY OF ROCKWALL GRID SYSTEM COORDINATES

| X | Y |
|--------------|--------------|
| 2617338.9600 | 7015813.1304 |
| ELEV = ?? | |

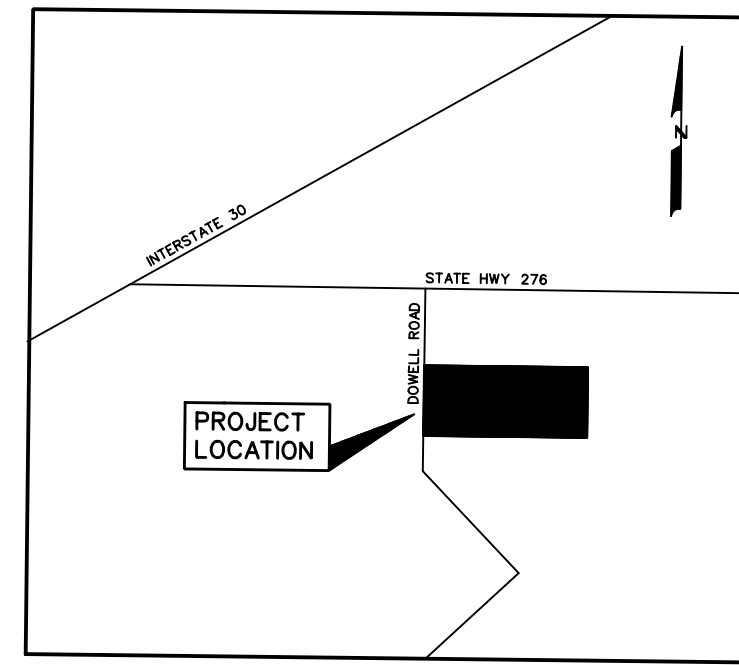
- NOTES**
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 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-------------|---------|---------|---------|----------------|
| 1. | 26° 15' 31" | 632.50' | 289.87' | 287.34' | N17° 39' 05" W |



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
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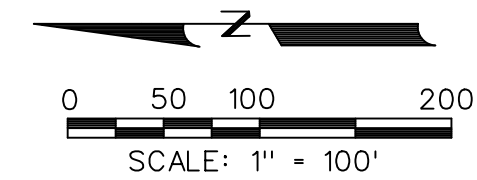
OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 45° 22' 38" W | 21.21' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|--------|---------|---------|---------------|
| 1. | 172° 49' 09" | 60.00' | 180.98' | 119.76' | N44° 37' 22"E |
| 2. | 90° 00' 00" | 20.00' | 31.42' | 28.28' | N44° 37' 22"E |



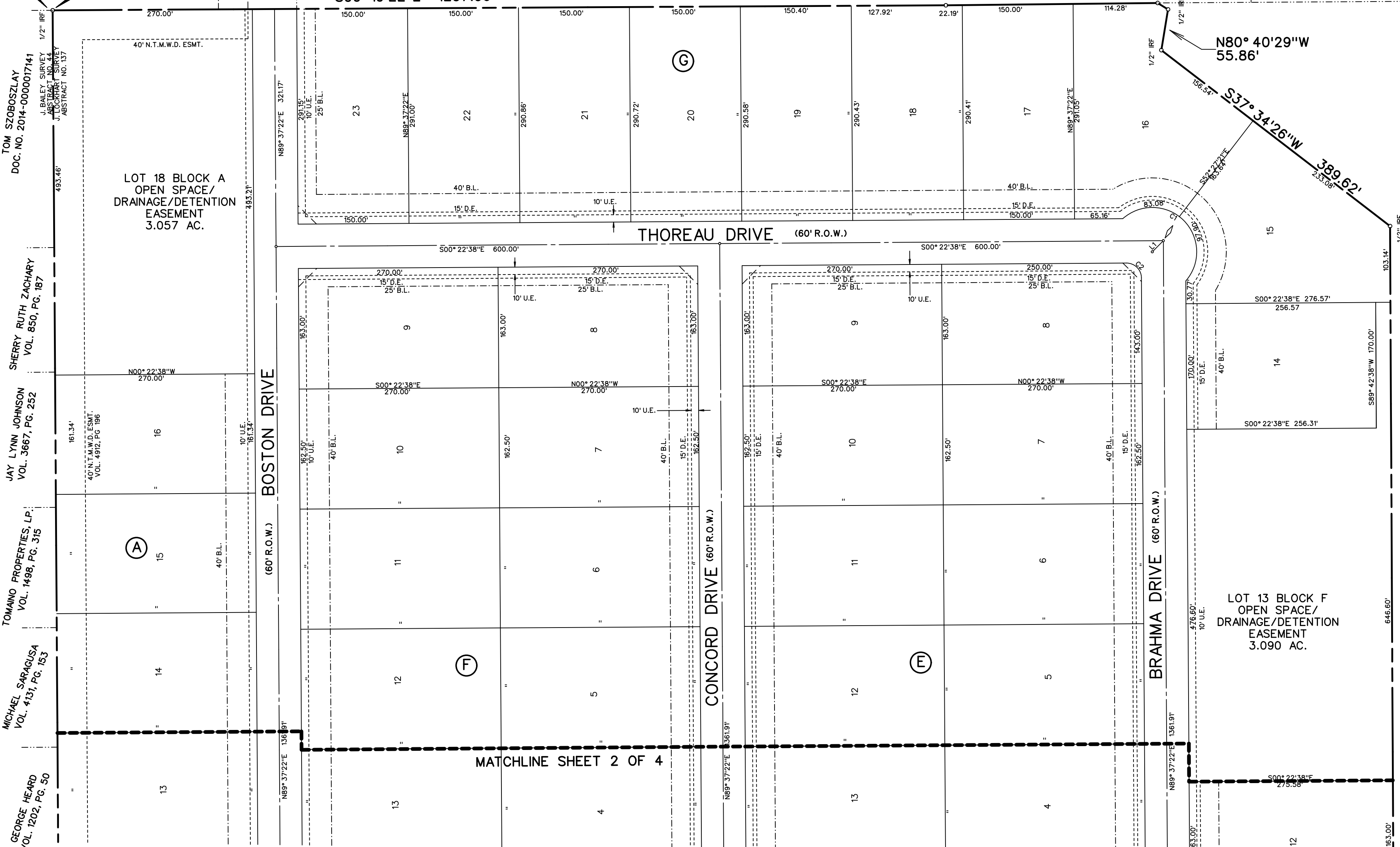
POINT OF BEGINNING

JERI SUE PIERRE
DOC. NO. 2017-000021485

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|--------------|
| X | Y |
| 2620700.8733 | 7015854.7476 |
| ELEV = 544.6 | |

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



TOM SZOBOSZLAY
DOC. NO. 2014-000001714

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 413, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

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MATCHLINE SHEET 2 OF 4

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COUNTY OF ROCKWALL

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2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention drainage system is to be maintained, repaired and owned by the subdivision.

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

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

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

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

HARLAN PROPERTIES, INC..

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2021.

THE STATE OF TEXAS WARREN L. CORWIN
COUNTY OF COLLIN R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT OF EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
OCTOBER 2021



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: November 9, 2021
APPLICANT: Chase Finch, *Corwin Engineering, Inc.*
CASE NUMBER: P2021-054; *Final Plat for Emerson Farms Addition*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756- acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 138.756-acre parcel of land (*i.e. Tract 1 of the J. Lockhart Survey, Abstract No. 137*) for the purpose of establishing the Emerson Farms Subdivision. The single-family residential subdivision will be composed of 107 single-family homes zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. The site is generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276.
- The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65*. On November 3, 2014, the City Council approved *Ordinance No. 14-50 [Case No. Z2014-030]*, establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. On August 27, 2019, the Planning and Zoning commission approved a site plan [*Case No. 2019-034*] that tied down the subdivision amenities, landscaping, and hardscape.
- On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$45,475.00 (*i.e. \$425.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$47,936.00 (*i.e. \$448.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for *Emerson Farms Addition*, staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address **East of Dowell Road and 2700' south of Hwy. 276**

Subdivision **Emerson Farms**

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage **138.756**

Lots [Current]

Lots [Proposed]

107

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner **Harlan Properties, Inc.**

Applicant **Corwin Engineering, Inc.**

Contact Person **Suresh Shridharani**

Contact Person **Chase Finch**

Address **2404 Texas Drive, Ste. 103**

Address **200 W. Belmont, Ste. E**

City, State & Zip **Irving, Texas 75062**

City, State & Zip **Allen, Texas 75013**

Phone **972-659-0655 ext. 110**

Phone **469-879-9157**

E-Mail **sureshns@aol.com**

E-Mail **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

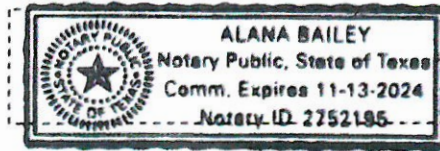
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 3,075.12, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

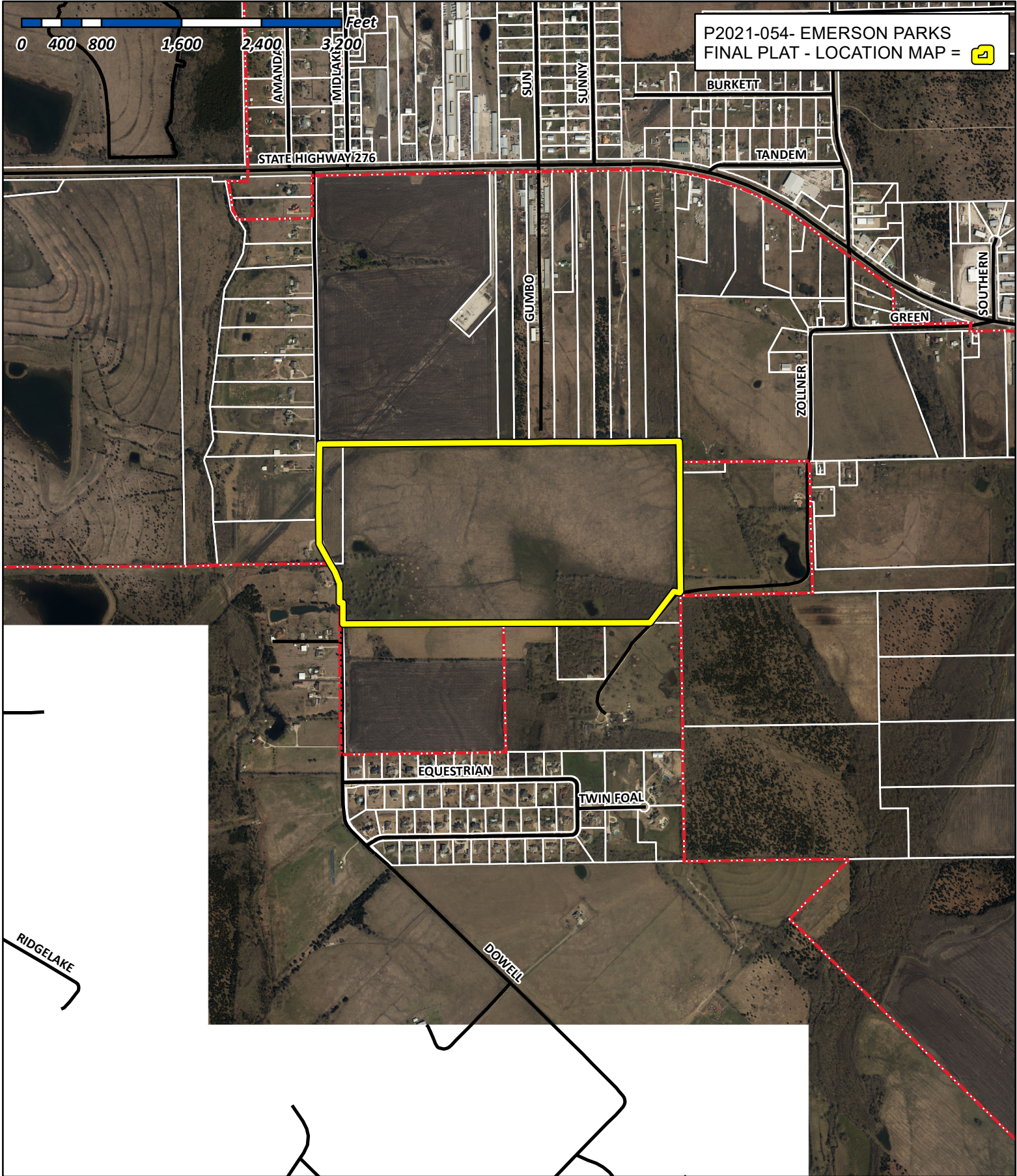
Given under my hand and seal of office on this the 12th day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

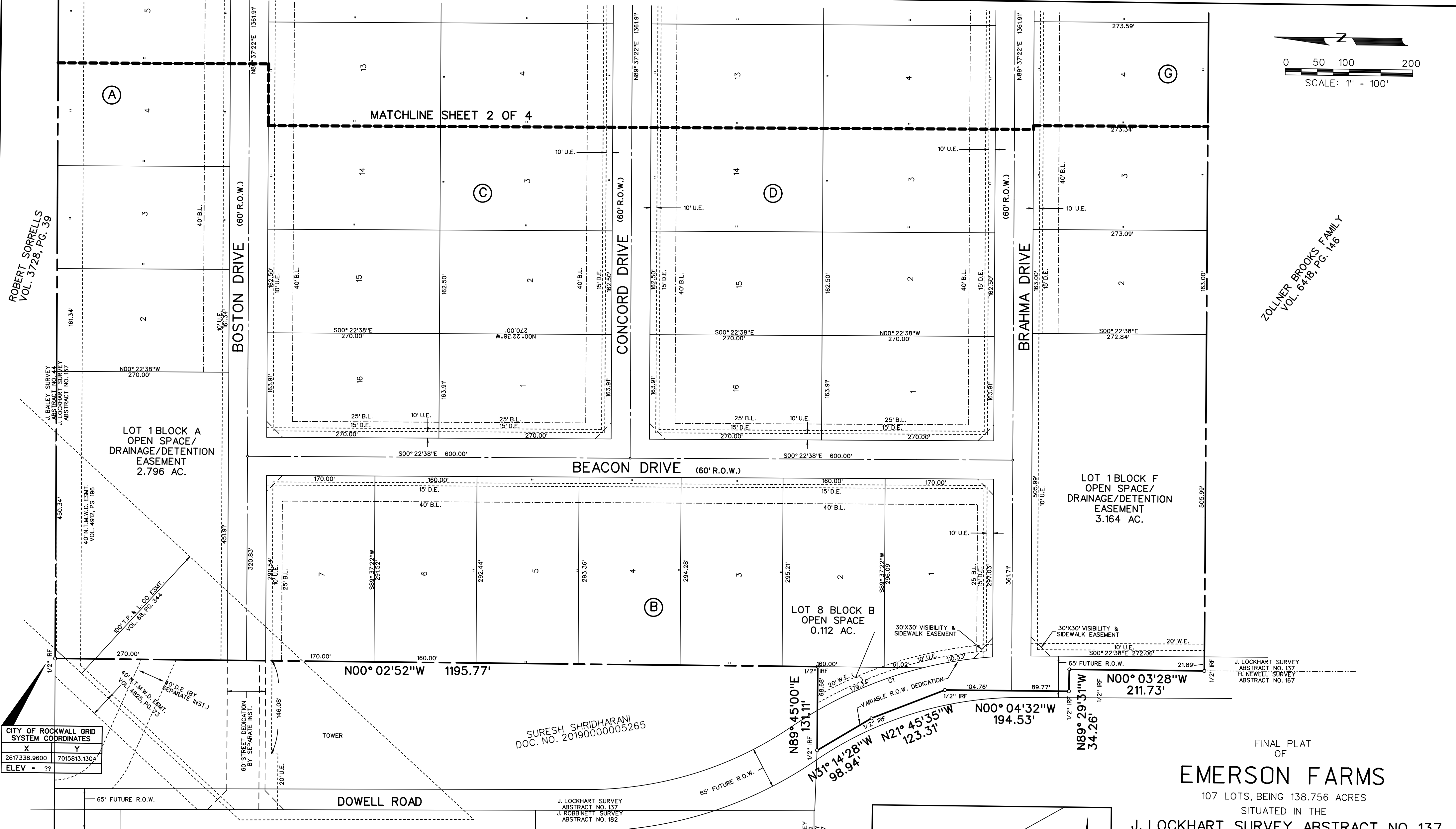
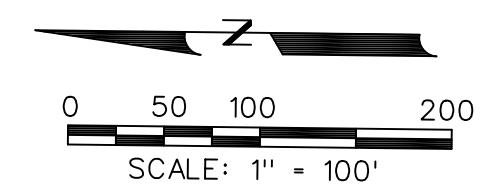


City of Rockwall

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.





CITY OF ROCKWALL GRID SYSTEM COORDINATES

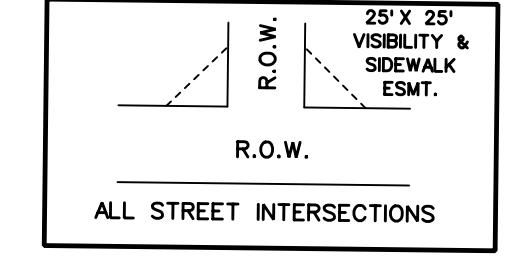
| X | Y |
|--------------|--------------|
| 2617338.9600 | 7015813.1304 |
| ELEV = ?? | |

- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 20140000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.

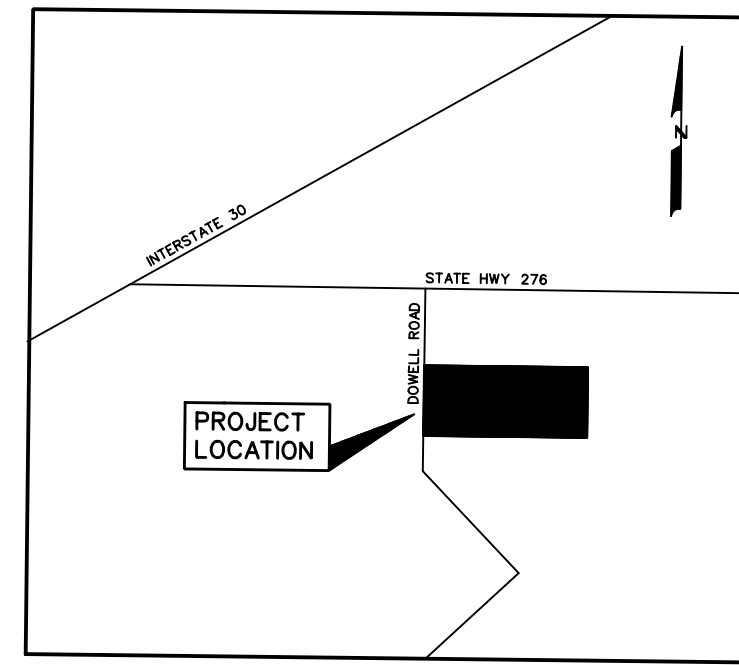
7. Property owner to maintain and repair area from edge of paving to property line.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-------------|---------|---------|---------|----------------|
| 1. | 26° 15' 31" | 632.50' | 289.87' | 287.34' | N17° 39' 05" W |



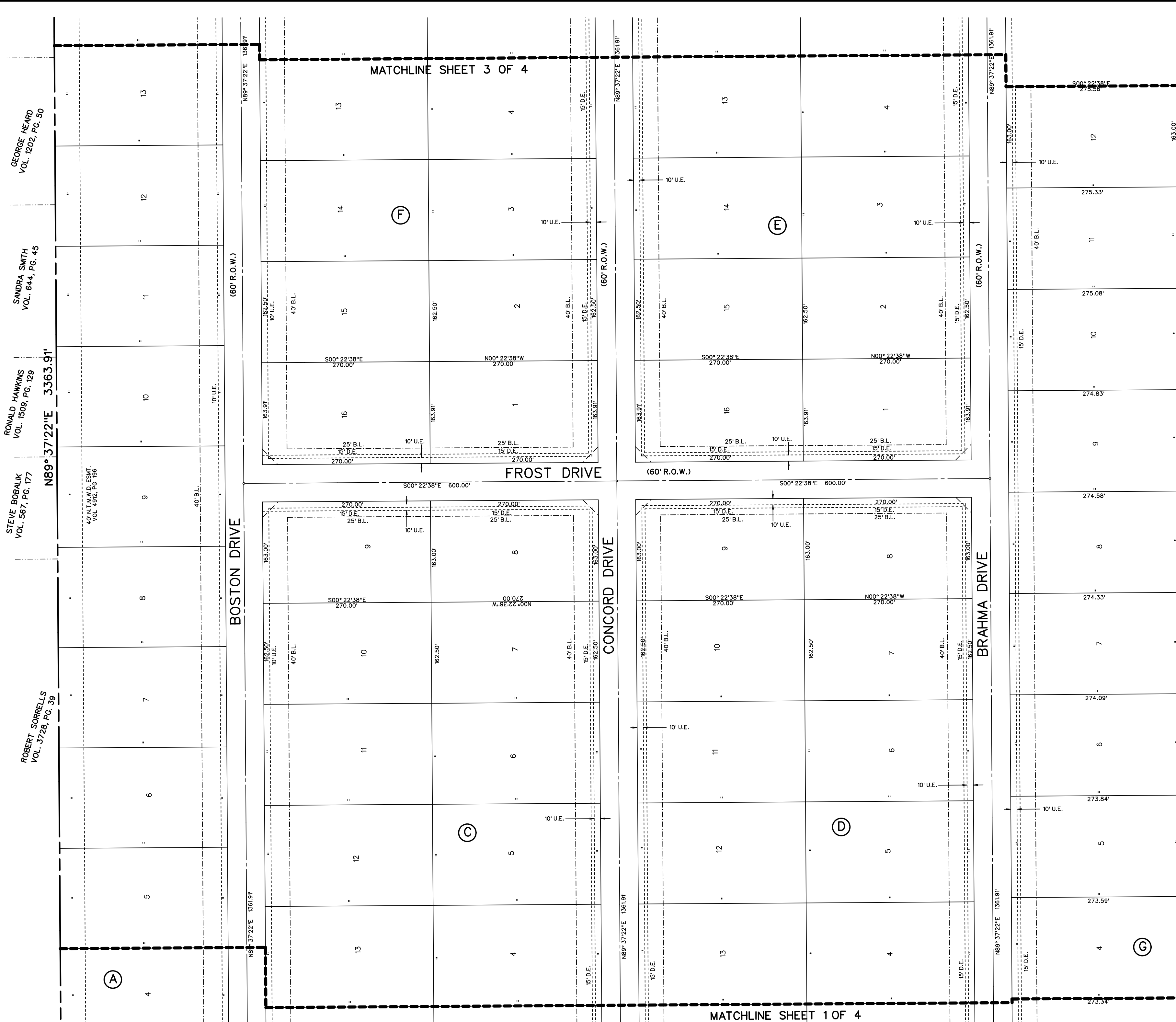
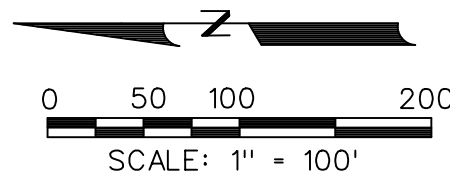
VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021 SCALE 1" = 100'



ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

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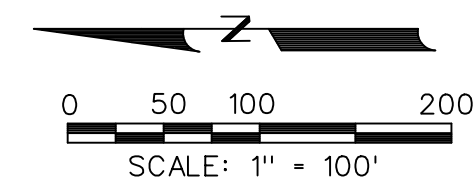
OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 45° 22' 38" W | 21.21' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|--------|---------|---------|---------------|
| 1. | 172° 49' 09" | 60.00' | 180.98' | 119.76' | N44° 37' 22"E |
| 2. | 90° 00' 00" | 20.00' | 31.42' | 28.28' | N44° 37' 22"E |



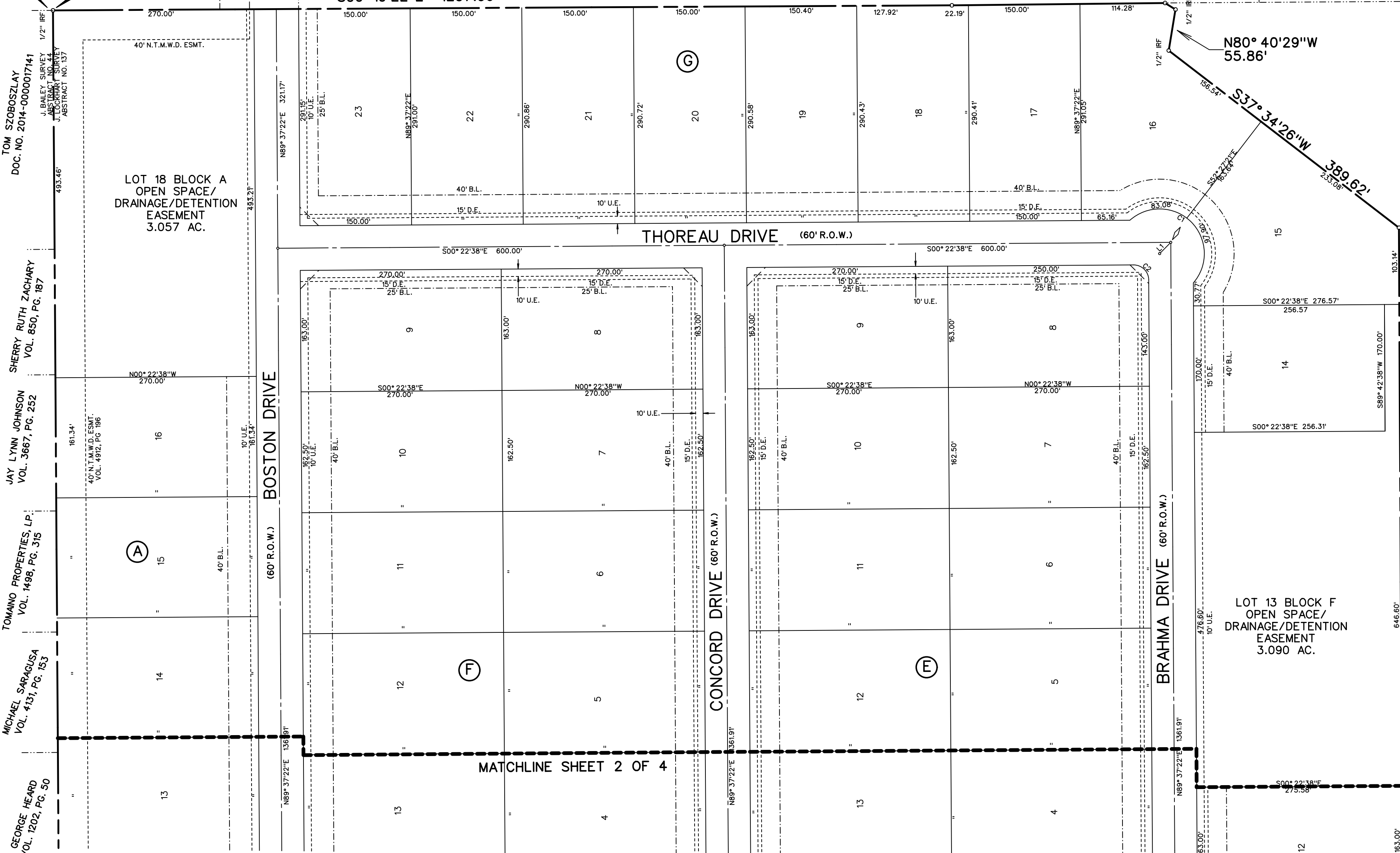
POINT OF BEGINNING

JERI SUE PIERRE
DOC. NO. 2017-000021485

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|--------------|
| X | Y |
| 2620700.8733 | 7015854.7476 |
| ELEV = 544.6 | |

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



TOM SZOBOSZLAY
DOC. NO. 2014-0000017141

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 413, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

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OCTOBER 2021 SCALE 1" = 100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision have been notified and signed this plat.

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

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

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

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

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

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

HARLAN PROPERTIES, INC..

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2021.

THE STATE OF TEXAS WARREN L. CORWIN
COUNTY OF COLLIN R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT OF EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
OCTOBER 2021



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 15, 2021
APPLICANT: Chase Finch, *Corwin Engineering, Inc.*
CASE NUMBER: P2021-054; *Final Plat for the Emerson Farms Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756- acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 138.756-acre parcel of land (*i.e. Tract 1 of the J. Lockhart Survey, Abstract No. 137*) for the purpose of establishing the Emerson Farms Subdivision. The single-family residential subdivision will be composed of 107 single-family homes zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. The site is generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276.
- ☑ The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65*. On November 3, 2014, the City Council approved *Ordinance No. 14-50 [Case No. Z2014-030]*, establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. On August 27, 2019, the Planning and Zoning commission approved a site plan [*Case No. 2019-034*] that tied down the subdivision amenities, landscaping, and hardscape.
- ☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$45,475.00 (*i.e. \$425.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$47,936.00 (*i.e. \$448.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Emerson Farms Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final 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 November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* with the staff's recommendations by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address **East of Dowell Road and 2700' south of Hwy. 276**

Subdivision **Emerson Farms**

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage **138.756**

Lots [Current]

Lots [Proposed]

107

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner **Harlan Properties, Inc.**

Applicant **Corwin Engineering, Inc.**

Contact Person **Suresh Shridharani**

Contact Person **Chase Finch**

Address **2404 Texas Drive, Ste. 103**

Address **200 W. Belmont, Ste. E**

City, State & Zip **Irving, Texas 75062**

City, State & Zip **Allen, Texas 75013**

Phone **972-659-0655 ext. 110**

Phone **469-879-9157**

E-Mail **sureshns@aol.com**

E-Mail **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

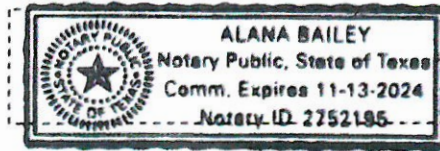
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 3,075.12, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

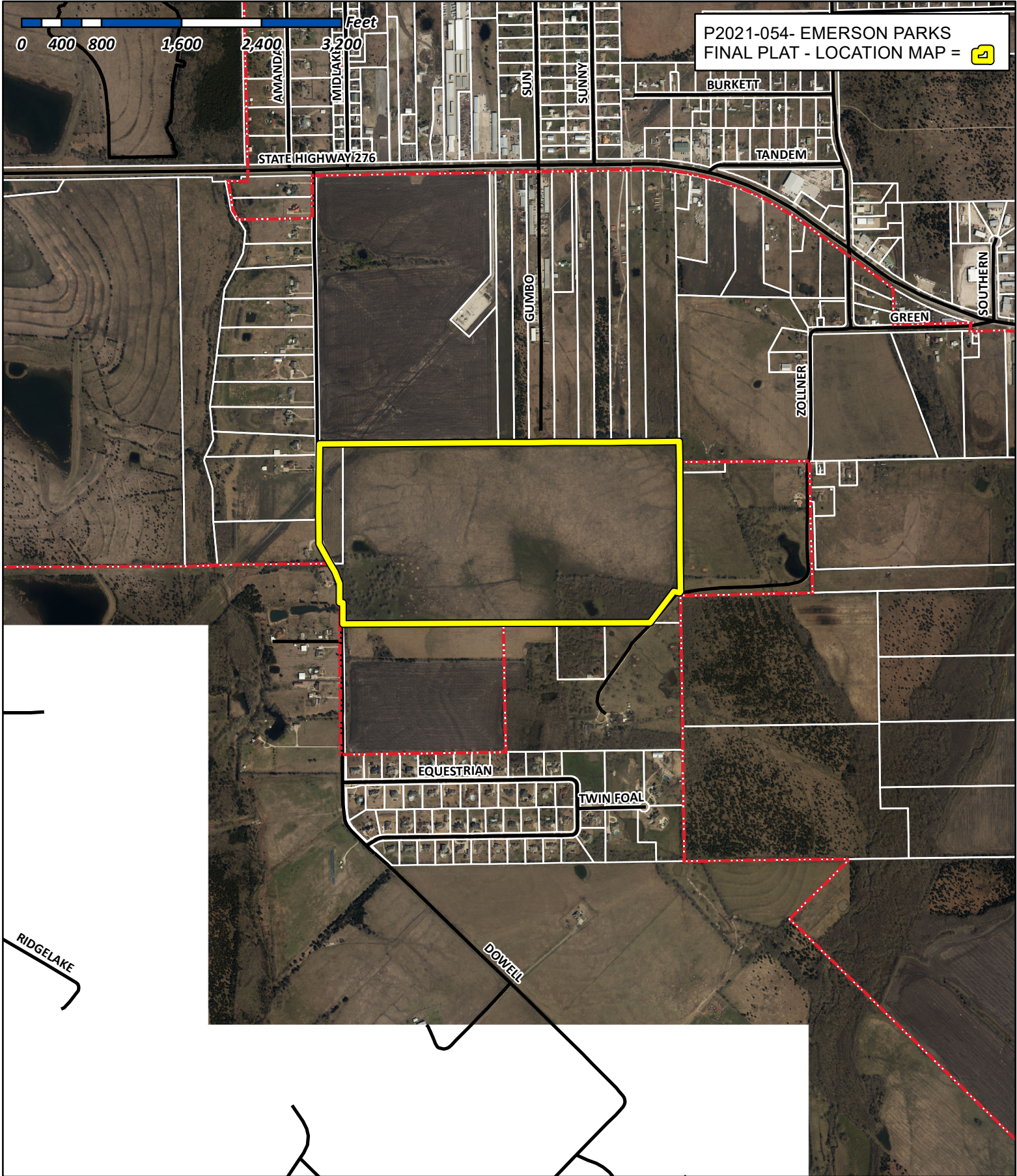
Given under my hand and seal of office on this the 12th day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



P2021-054- EMERSON PARKS
 FINAL PLAT - LOCATION MAP = 1

0 400 800 1,600 2,400 3,200 Feet

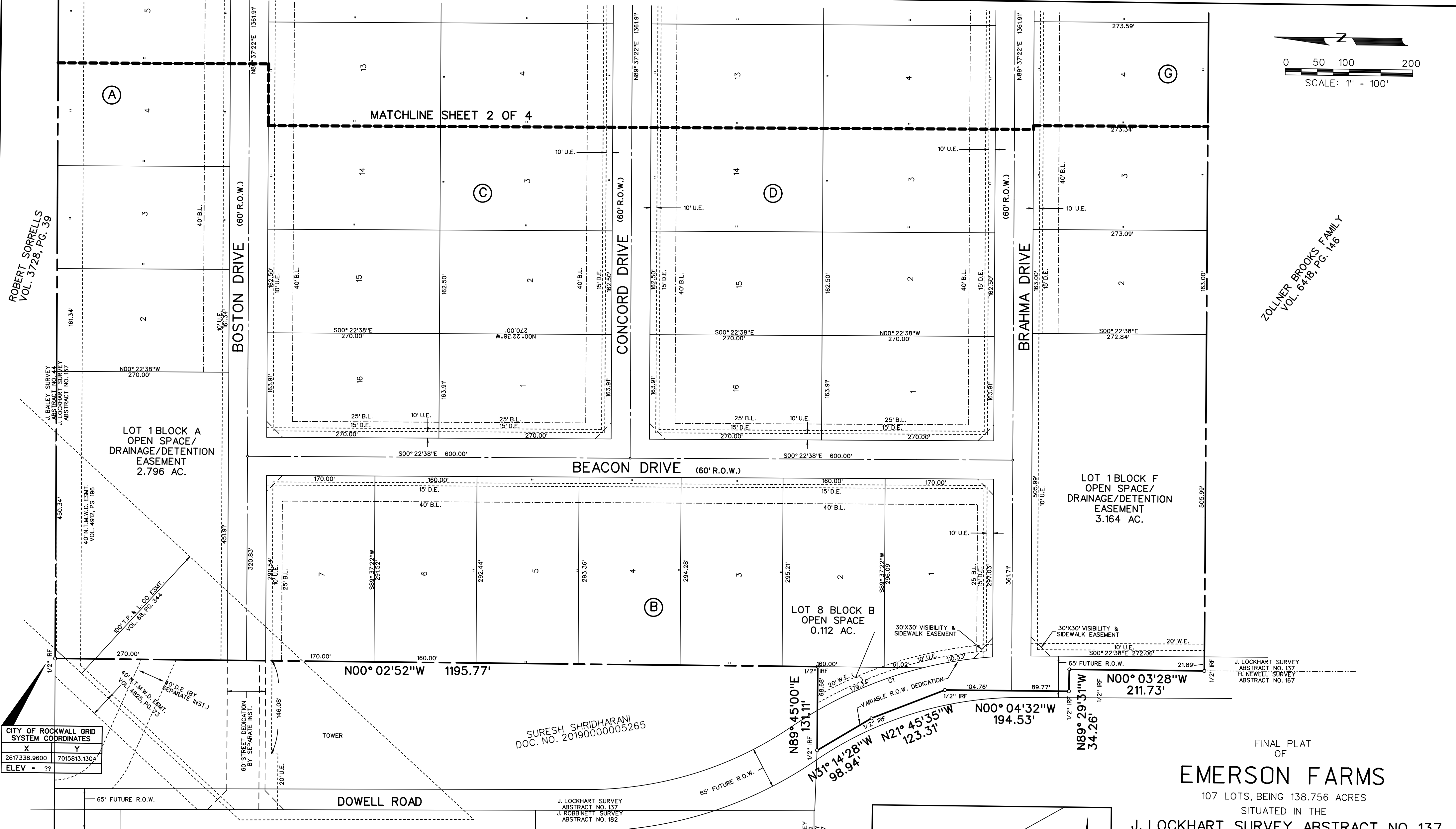
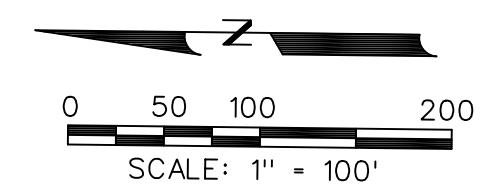


City of Rockwall

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.



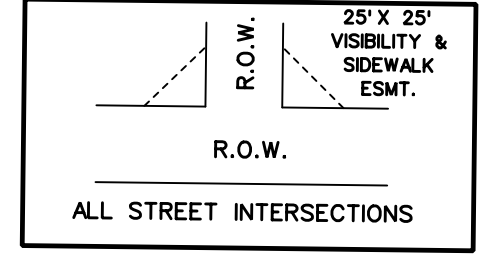


| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|--------------|
| X | Y |
| 2617338.9600 | 7015813.1304 |
| ELEV = ?? | |

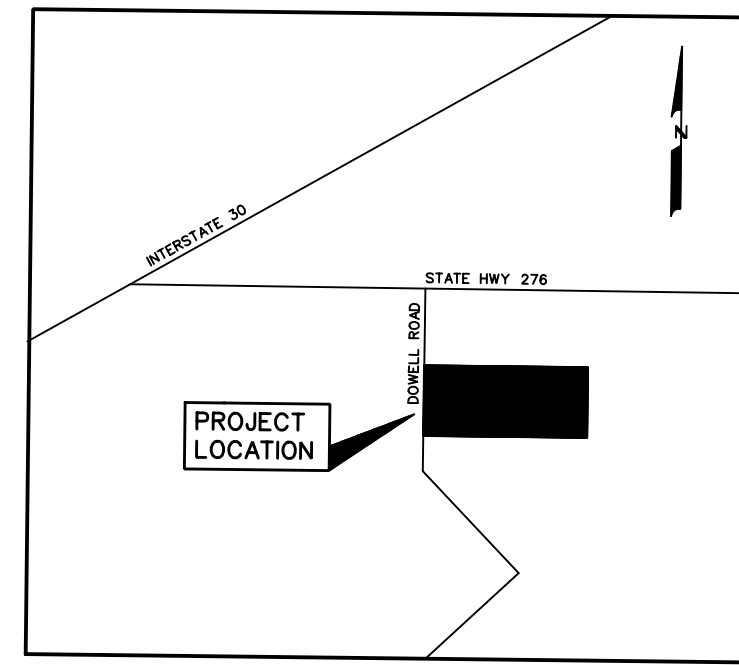
- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 20140000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-------------|---------|---------|---------|----------------|
| 1. | 26° 15' 31" | 632.50' | 289.87' | 287.34' | N17° 39' 05" W |



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

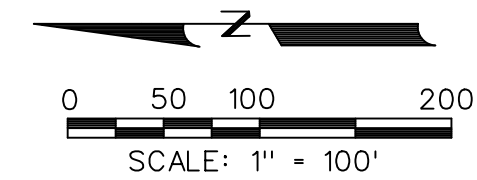
OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 45° 22' 38" W | 21.21' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|--------|---------|---------|---------------|
| 1. | 172° 49' 09" | 60.00' | 180.98' | 119.76' | N44° 37' 22"E |
| 2. | 90° 00' 00" | 20.00' | 31.42' | 28.28' | N44° 37' 22"E |



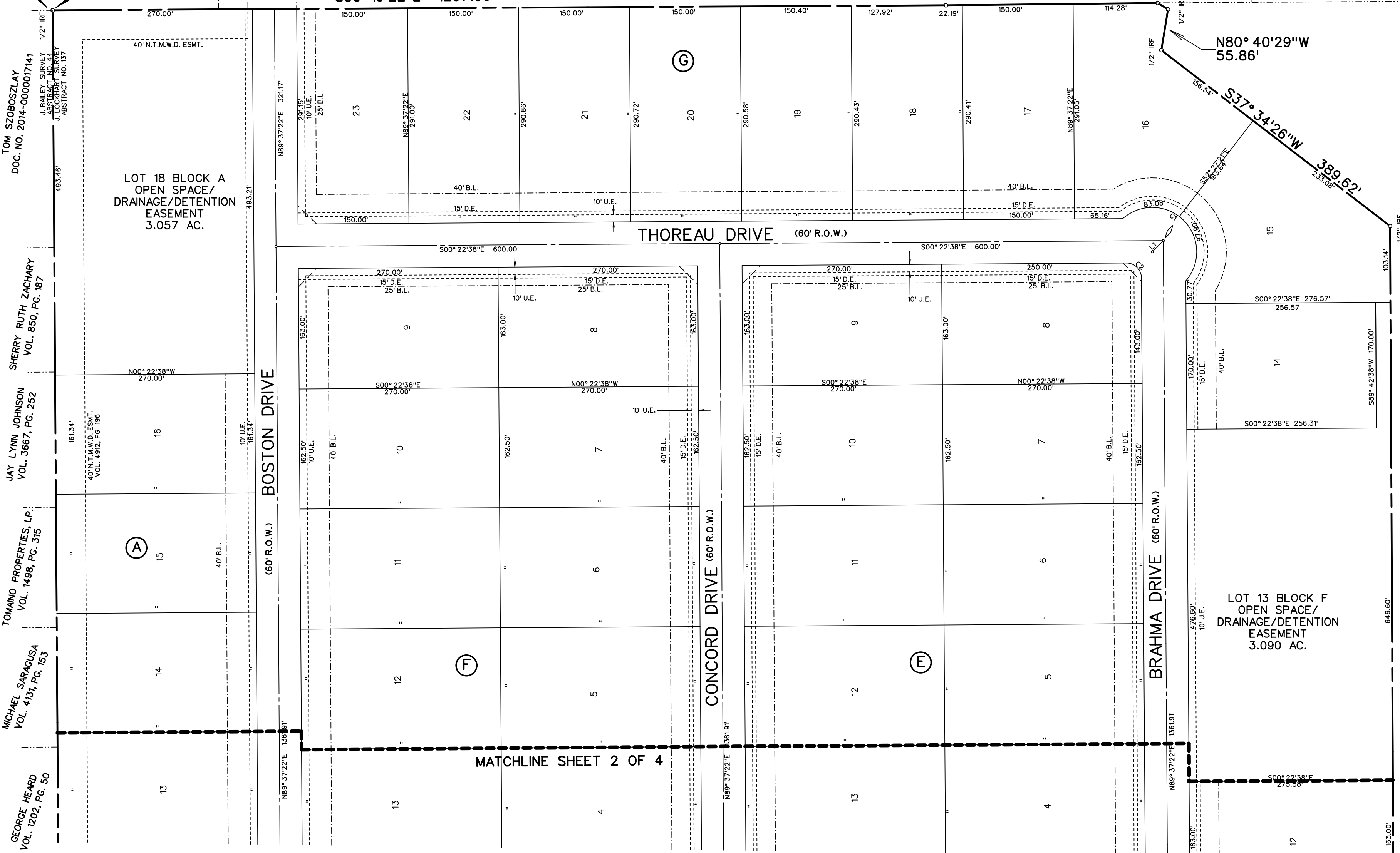
POINT OF BEGINNING

JERI SUE PIERRE
DOC. NO. 2017-000021485

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | |
|--|--------------|
| X | Y |
| 2620700.8733 | 7015854.7476 |
| ELEV = 544.6 | |

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



TOM SZOBOSZLAY
DOC. NO. 2014-0000017141

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 413, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

FINAL PLAT
OF
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107 LOTS, BEING 138.756 ACRES
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ABSTRACT NO. 137
IN THE
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972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MATCHLINE SHEET 2 OF 4

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision have been notified and signed this plat.

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

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

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

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

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

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

HARLAN PROPERTIES, INC..

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2021.

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

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

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00°19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89°45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00°02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2021.

THE STATE OF TEXAS
COUNTY OF COLLIN

WARREN L. CORWIN
R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT OF EMERSON FARMS 107 LOTS, BEING 138.756 ACRES SITUATED IN THE J. LOCKHART SURVEY, ABSTRACT NO. 137 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 OWNER HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062 OCTOBER 2021



November 19, 2021

TO: Chase Finch
Corwin Engineering, Inc.
200 W. Belmont, Suite E
Allen, TX 75013

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

SUBJECT: P2021-054; Emerson Farms

Chase Finch:

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 November 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with the staff's recommendations by a vote of 5-0, with Council Members Moeller and Thomas absent.

City Council

On November 15, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 5-0, with Council Member Johannesen and Jorif absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

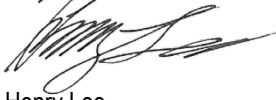
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$134.00* for the filing fees made out to the *Rockwall County Clerk's Office*. (* additional \$4.00/tax certificate)

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee
Planner