PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-003 **P&Z DATE**_____ **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☐ APPLICATIONS
- ☐ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]		LOTS [PROPOSED]	260

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2718.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022. 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."

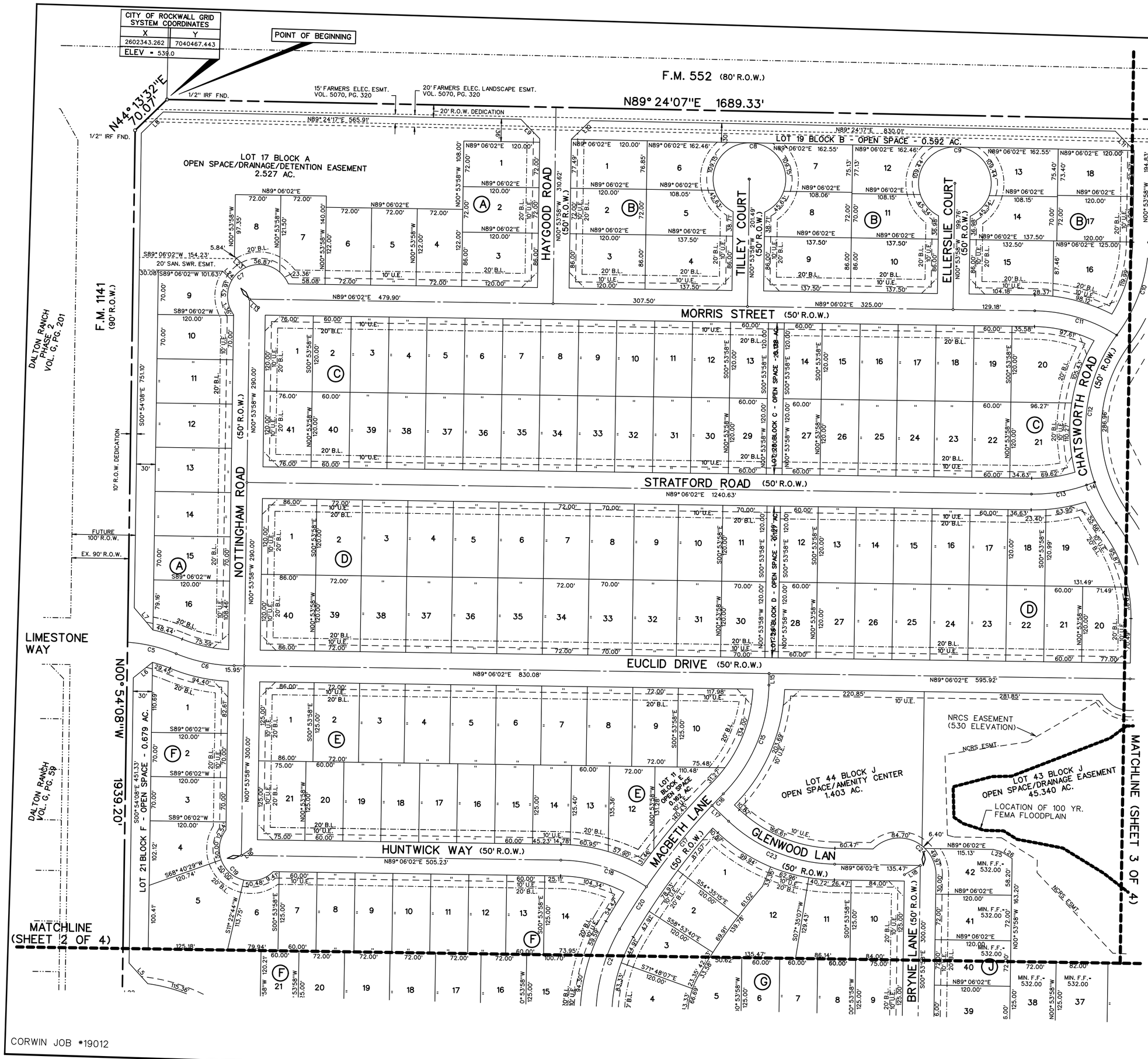
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2022.

OWNER'S SIGNATURE John Vicks, Asst. Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Aleta Moore

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

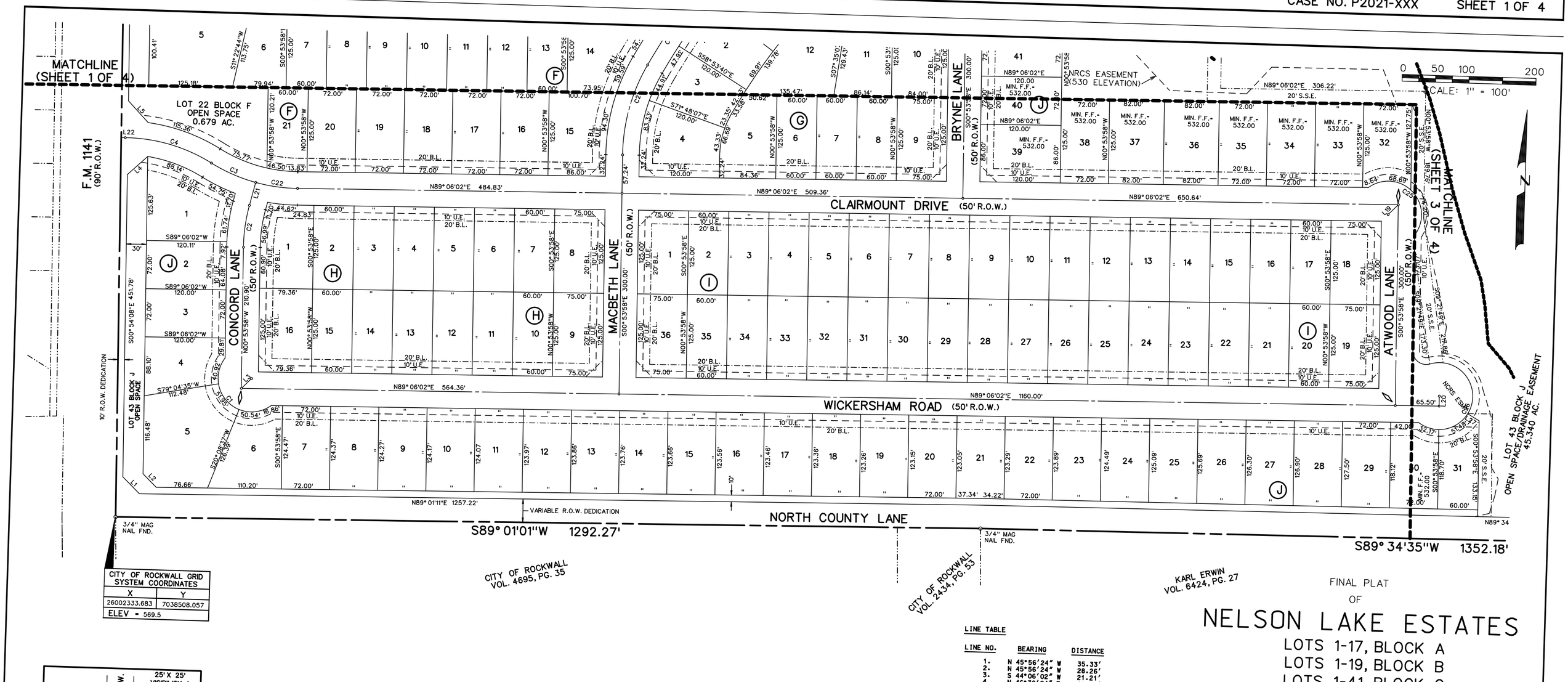
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'

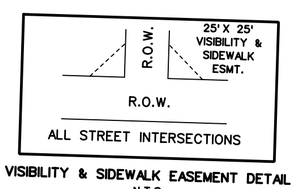
CORWIN JOB #19012

CASE NO. P2021-XXX

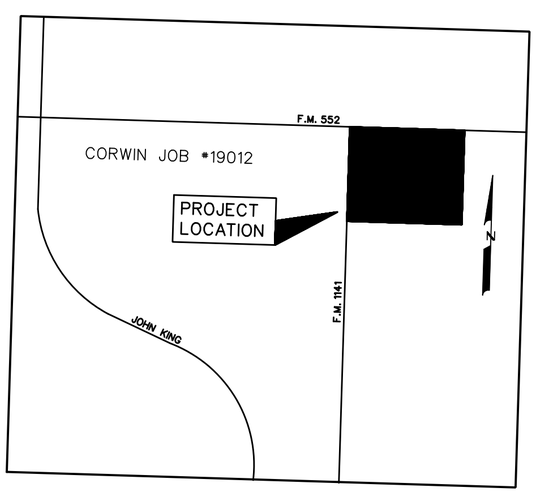
SHEET 1 OF 4



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
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TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

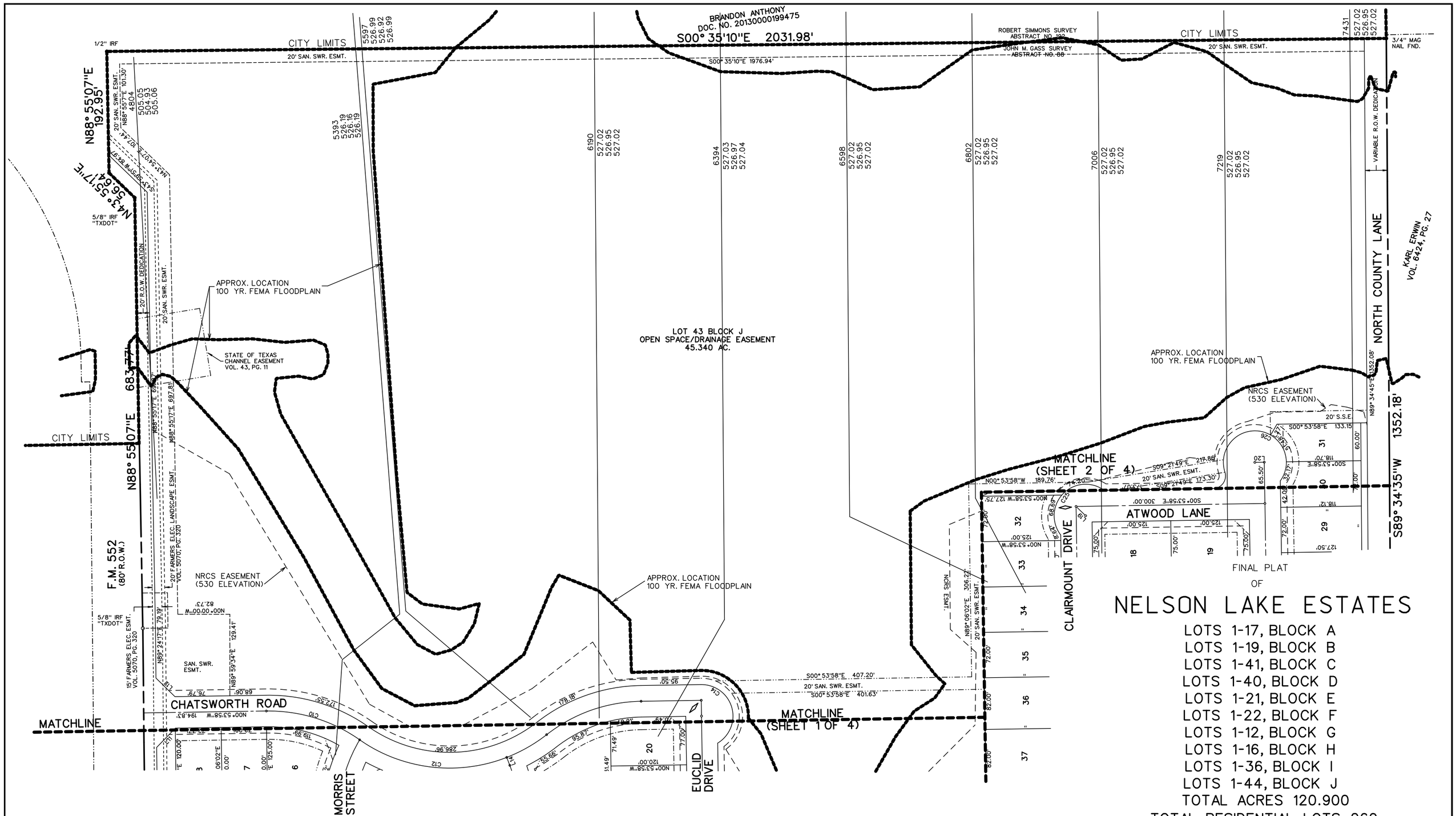
OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'



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ROCKWALL COUNTY, TEXAS

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QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

JUNE 2021 SCALE 1"=100'

N

0 50 100 200
SCALE: 1" = 100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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 owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
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200 W. BELMONT, SUITE E
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972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]		LOTS [PROPOSED]	260

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2718.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022. 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."

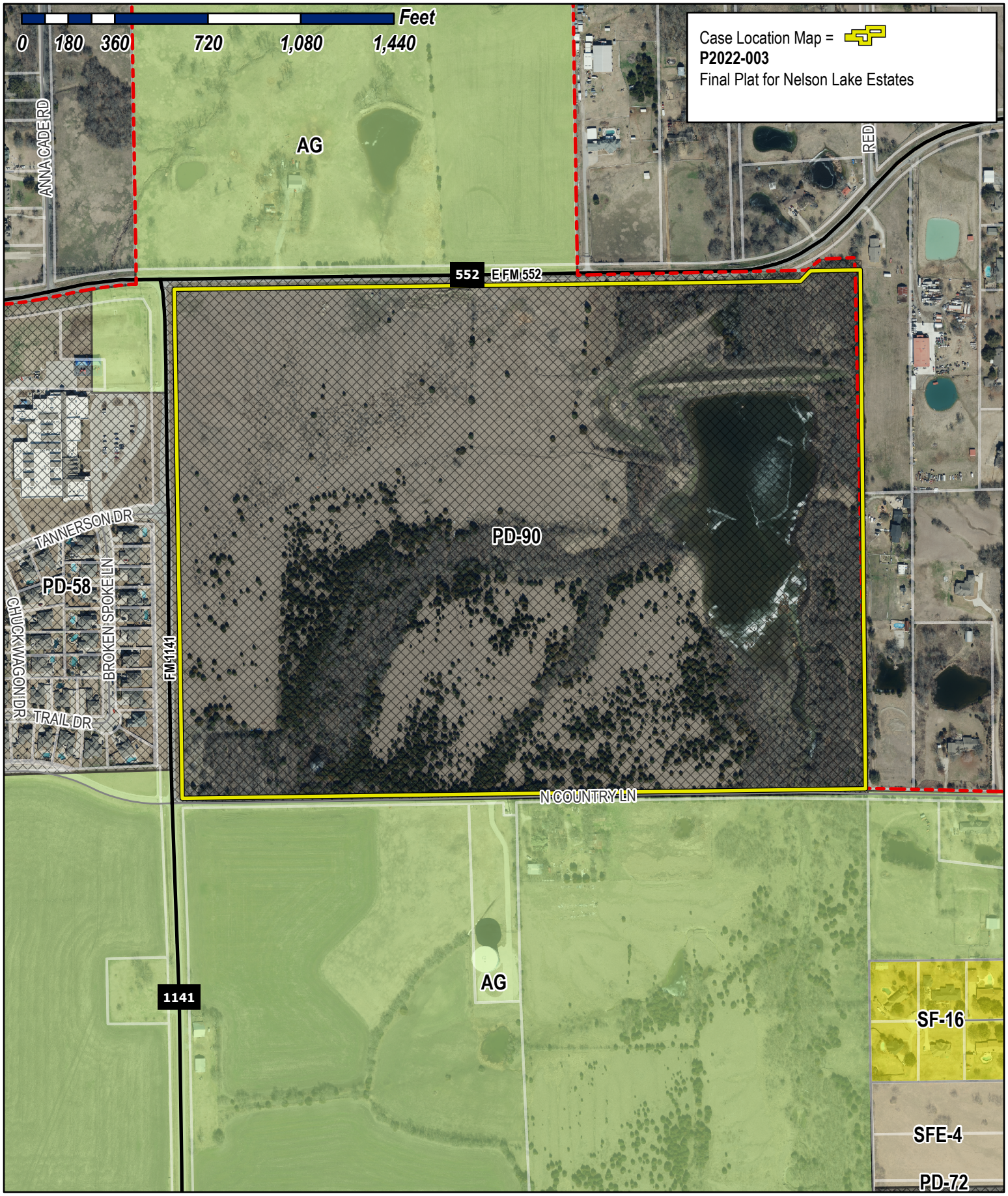
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2022.

OWNER'S SIGNATURE John Vicks, Asst. Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Aleta Moore

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

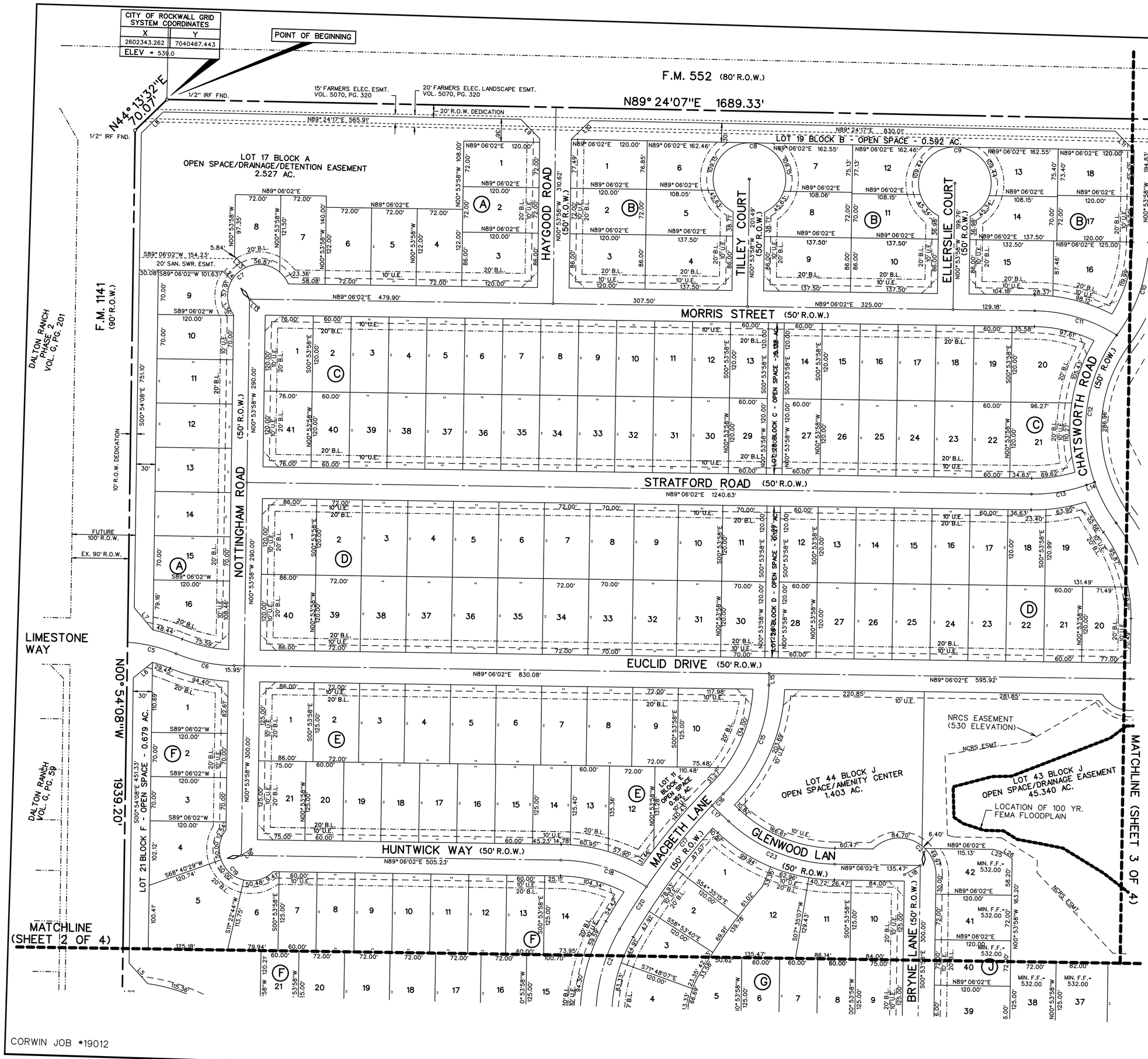
MY COMMISSION EXPIRES 4-23-23



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.



FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

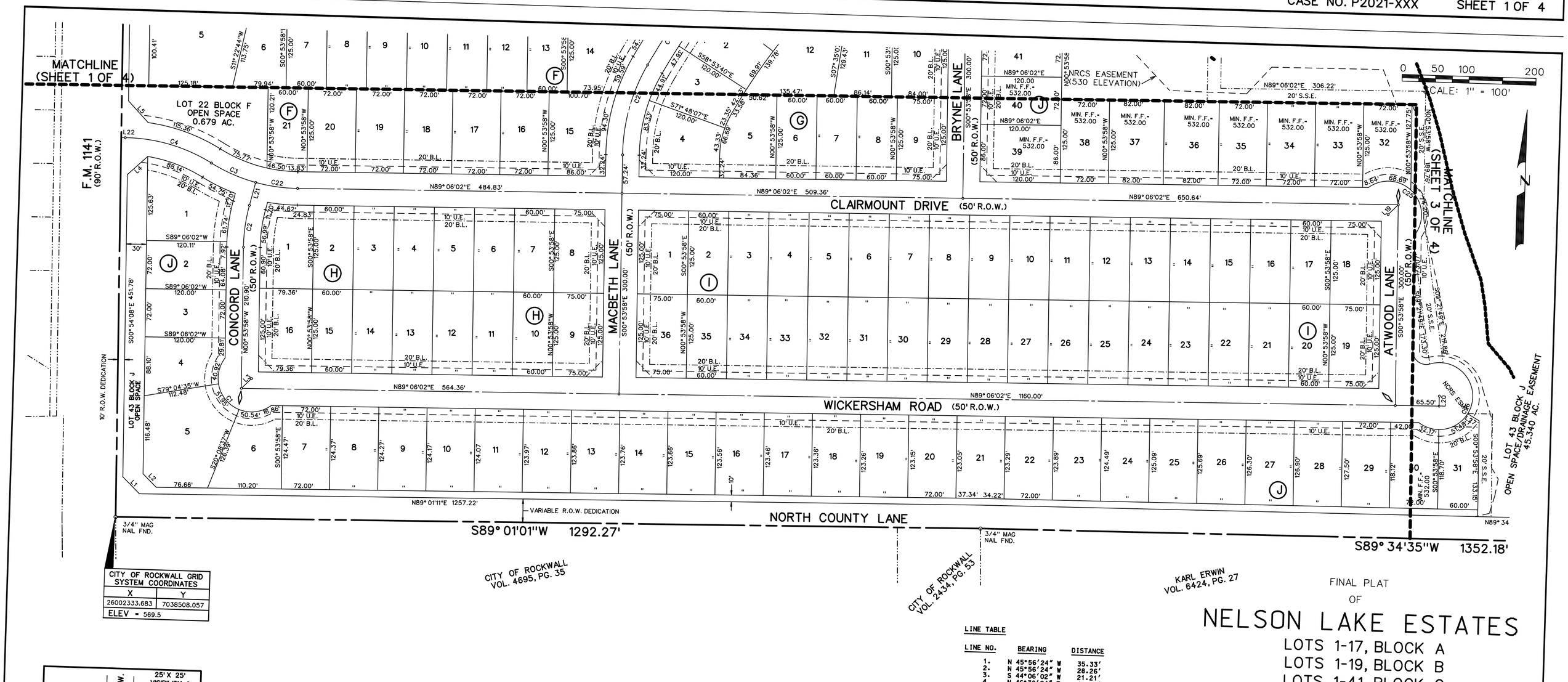
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'

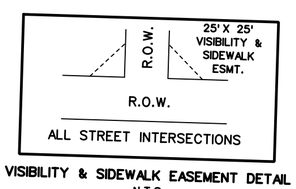
CORWIN JOB #19012

CASE NO. P2021-XXX

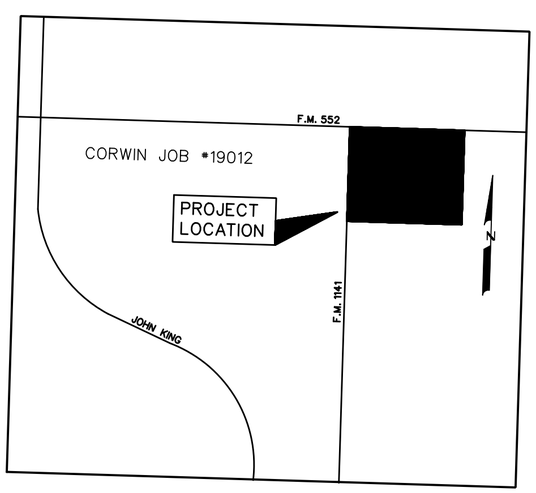
SHEET 1 OF 4



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

FINAL PLAT
OF

NELSON LAKE ESTATES

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ROCKWALL COUNTY, TEXAS

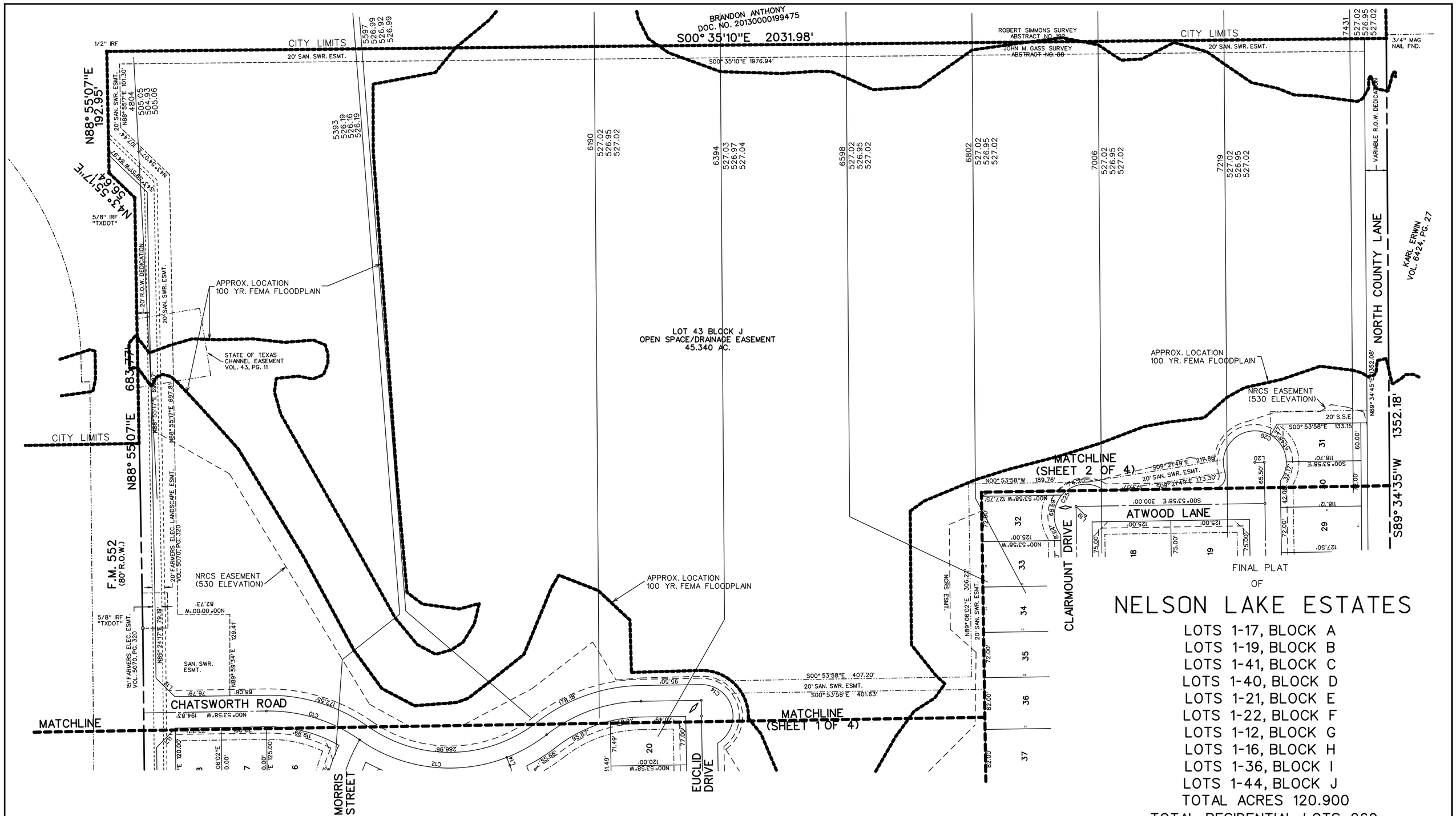
OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'



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OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

JUNE 2021 SCALE 1"=100'

N

0 50 100 200
SCALE: 1" = 100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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 owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	P2022-003	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for the Nelson Lake Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	FM 1141 & E FM 552	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/19/2022	Approved w/ Comments

01/19/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552.

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 (P2022-003) 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 90 (PD-90), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 There are 8 open space lots, please correct the Title Block to correct this. Also, the lot line going from the southeast corner of Lot 31, Block J appears to continue south to North Country Lane; this would create two different open space lots. Please remove this continued lot line as that is one contiguous open space lot.

M.6 Please provide the square footage for each lot ghosted below the lot number.

M.7 Remove the specific lot and block call outs on note 5.

M.8 No notary is required for the Surveyor; their seal will suffice.

M.9 This Final Plat does not match the Preliminary Plat. It would appear that Lot 36, Block J should have a sewer easement. This easement is also shown on the Landscape and Hardscape Plans. Please correct either the final plat or the landscape and hardscape plans to reflect the correct layout.

M.10 Provide the acreage of open space provided and quantify how much open space is in the floodplain. I need to verify the open space requirement is met.

M.11 Please split the plat into 4 pages (i.e. not 2 pages per page) as our systems have a hard time loading them.

I.12 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 January 25, 2022 and February 15, 2022. The Parks Board meeting for this case will be held on February 1, 2022.

1.13 The projected City Council Meeting date for this case will be February 22, 2022.

1.14 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	01/19/2022	Needs Review

01/19/2022: - Open Space lots have overlapping text. Hard to read.
- Revise each visibility easement to be a permanent ROW clip.
- Need minimum finished floor elevations for all lots adjacent to the floodplain.
- Cul-de-sacs must have a radius of 57.5' minimum.
- This segment of line should be line type for S.S.E. not solid if this is a continuation of Lot 43, Blk J
- Include Lot 17, Blk A, Lot 19, Blk B, Lot 28, Blk C, Lot 29, Blk D, Lot 22, Blk, F, Lot 43, Blk J, and Lot 44, Blk J into note 5.
- Include "and Light poles" in the decorative sign note.
- Label 10' UE along Chatsworth.
- Revise note 6 on the last page to say, "The detention and drainage systems are to be repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

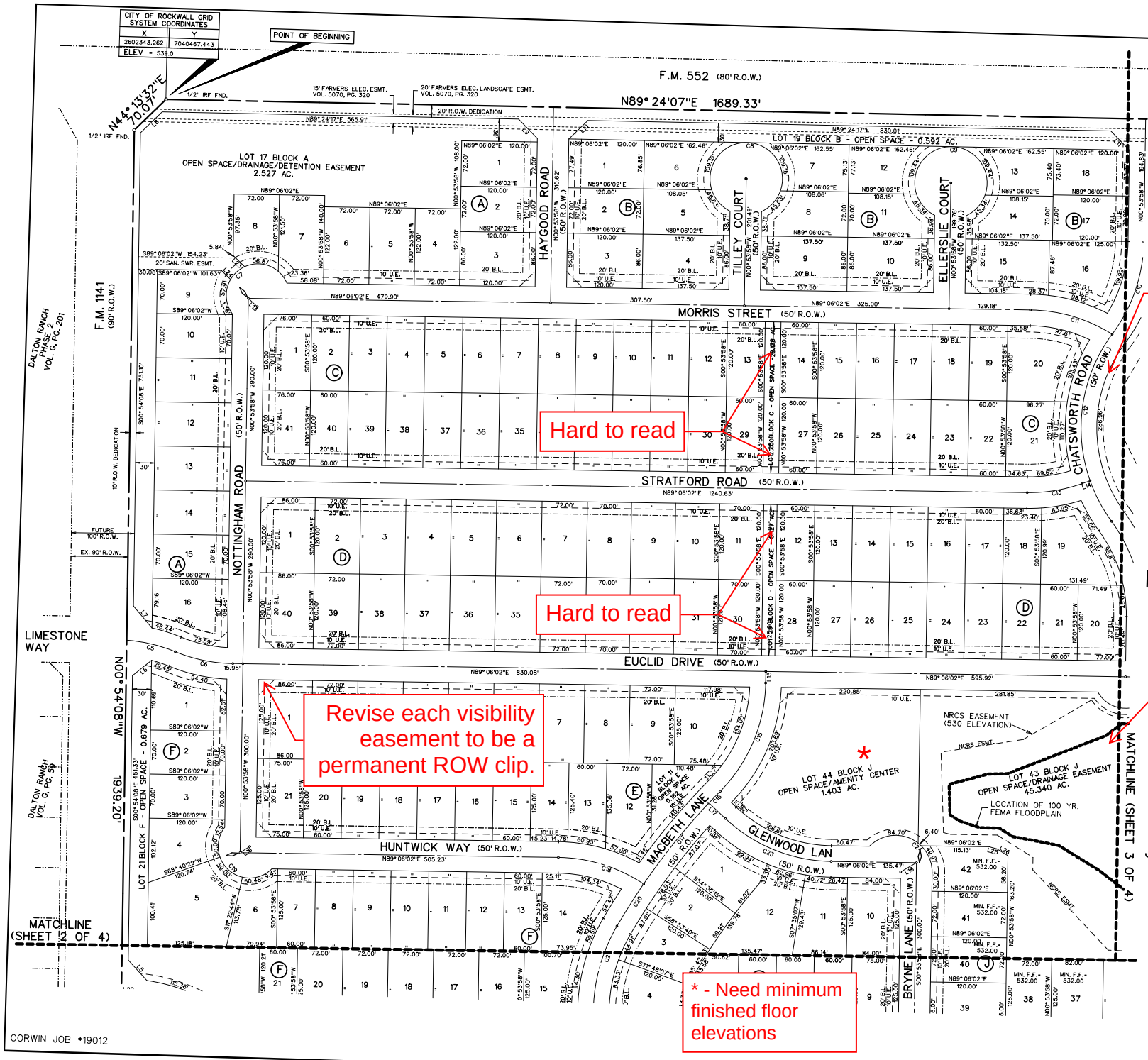
No Comments

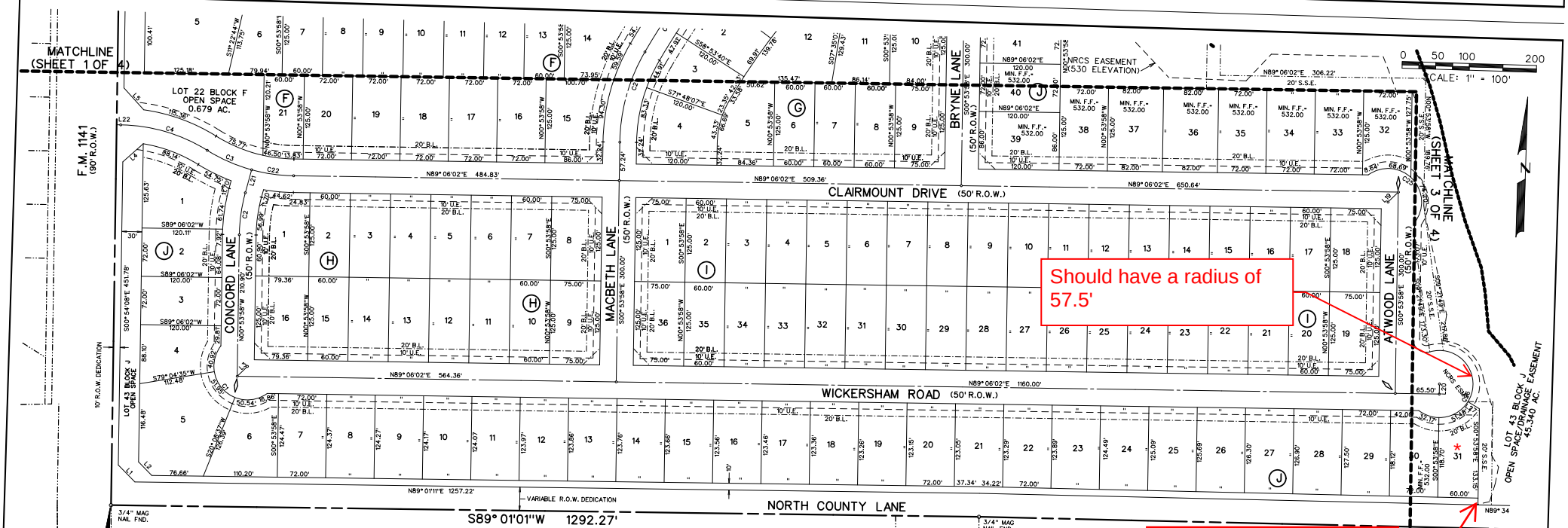
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

01/18/2022: SP2022-001 / P2022-003 (Site Plan / Final Plat)
Park District 26
Cash In Lieu of Land: $1,048.00 x 260 lots = $272,480.00

Pro Rata Equipment Fee: $992.00 x 260 lots = $257,920.00T
Total per lot x lots = $2,040.00 x 260 lots = $530,400.00


CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2602343.262 7040467.443
ELEV = 538.0
POINT OF BEGINNING
N44°13'32"E 70.07'
1/2" IRF FND.
F.M. 552 (80' R.O.W.)
N89° 24'07"E 1689.33'
15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320
20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320
20' R.O.W. DEDICATION
LOT 17 BLOCK A OPEN SPACE/DRAINAGE/DETENTION EASEMENT 2.527 AC.
LOT 19 BLOCK B - OPEN SPACE - 0.592 AC.
HAYGOOD ROAD
TILLEY COURT
ELLERSLIE COURT
MORRIS STREET (50' R.O.W.)
STRATFORD ROAD (50' R.O.W.)
EUCLID DRIVE (50' R.O.W.)
HUNTWICK WAY (50' R.O.W.)
NOTTINGHAM ROAD (50' R.O.W.)
CHATSWORTH ROAD (50' R.O.W.)
MACBETH LANE (50' R.O.W.)
GLENWOOD LAN (50' R.O.W.)
BRYNE LANE (50' R.O.W.)
F.M. 1141 (90' R.O.W.)
DALTON RANCH PHASE 2 VOL. C, PG. 201
DALTON RANCH VOL. C, PG. 59
LIMESTONE WAY
N00°54'08"W 1939.20'
LOT 21 BLOCK F - OPEN SPACE - 0.679 AC.
LOT 44 BLOCK J OPEN SPACE/AMENITY CENTER 1.403 AC.
LOT 43 BLOCK J OPEN SPACE/DRAINAGE EASEMENT 45.340 AC.
NRCS EASEMENT (530 ELEVATION)
LOCATION OF 100 YR. FEMA FLOODPLAIN
MATCHLINE (SHEET 3 OF 4)
MATCHLINE (SHEET 2 OF 4)
CORWIN JOB #19012
Hard to read
Hard to read
Revise each visibility easement to be a permanent ROW clip.
* - Need minimum finished floor elevations
Label 10' UE
Add and label 100 yr flood plain cross sections and elevations
25'X 25' VISIBILITY & SIDEWALK ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.
SCALE: 1" = 100'
FINAL PLAT OF
NELSON LAKE ESTATES
LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JUNE 2021 SCALE 1"=100'
CASE NO. P2021-XXX
SHEET 1 OF 4

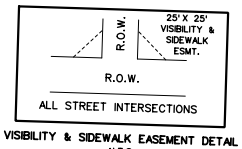


Should have a radius of 57.5'

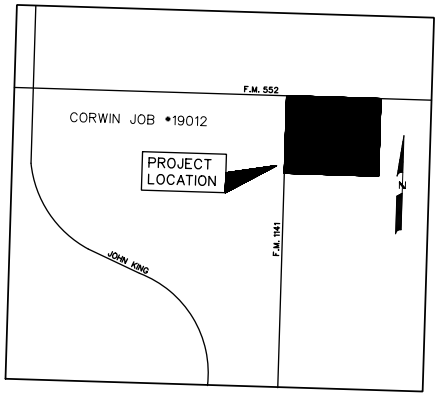
This segment of line should be line type for S.S.E. not solid if this is a continuation of Lot 43, Blk J

* - Need minimum finished floor elevations

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" W	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.51'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

Lot 17, Blk A
Lot 19, Blk B
Lot 28, Blk C
Lot 29, Blk D
Lot 22, Blk F
Lot 43, Blk J
Lot 44, Blk J

and light poles

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	~~50.00'~~ 57.5'	204.12'	89.14'	S09°01'15"W

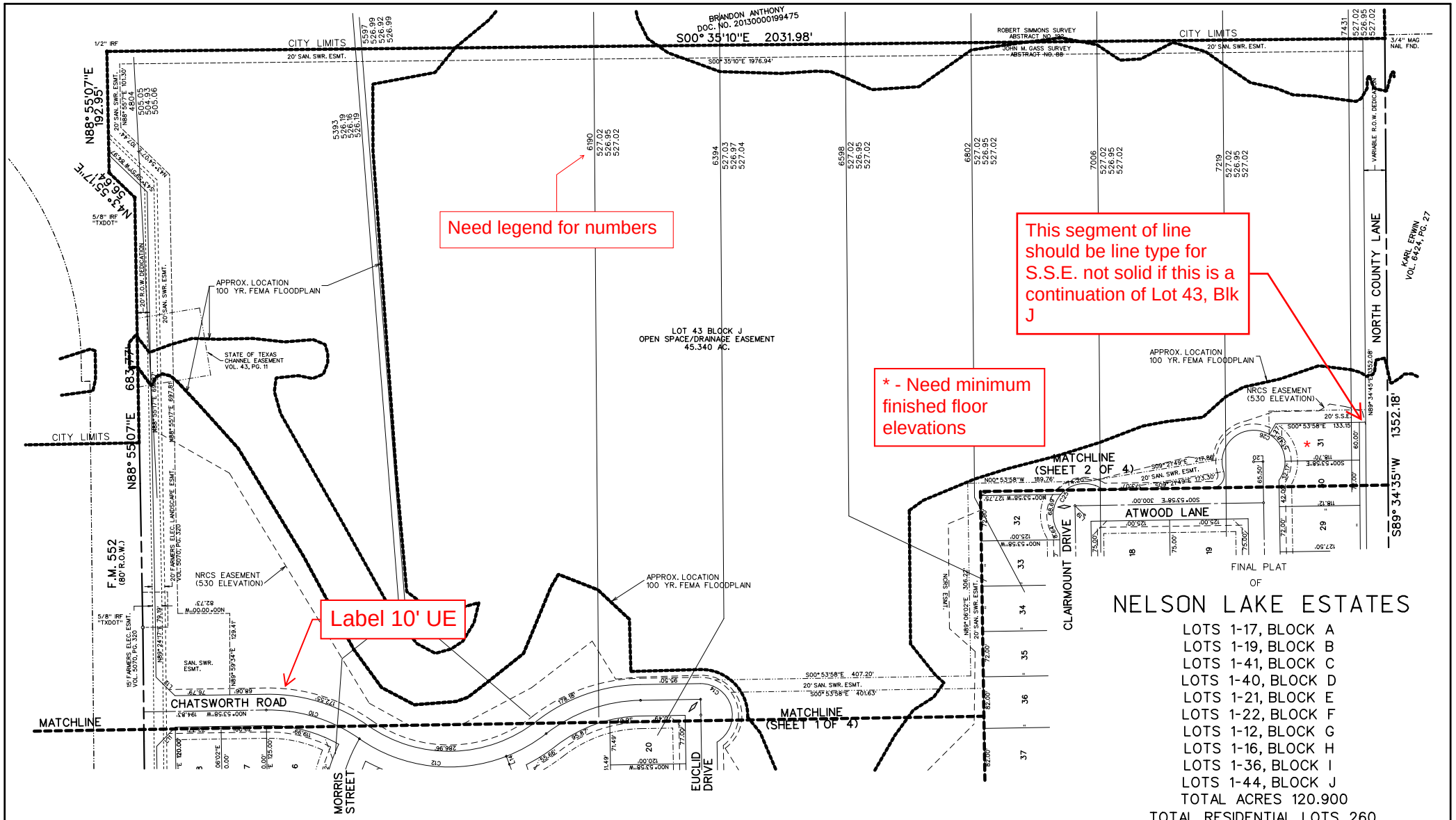
ESTATES
BLOCK A
BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'



FINAL PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
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CITY OF ROCKWALL
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6950 TPC DRIVE, STE. 350
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JUNE 2021 SCALE 1"=100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

SHEET 3 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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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.

The detention and drainage systems are to owned by the HOA/subdivision

6. The ~~detention drainage system is to~~ be maintained, repaired and ~~owend by the subdivision~~. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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_____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
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IN THE

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OWNER

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6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]		LOTS [PROPOSED]	260

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2718.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022. 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."

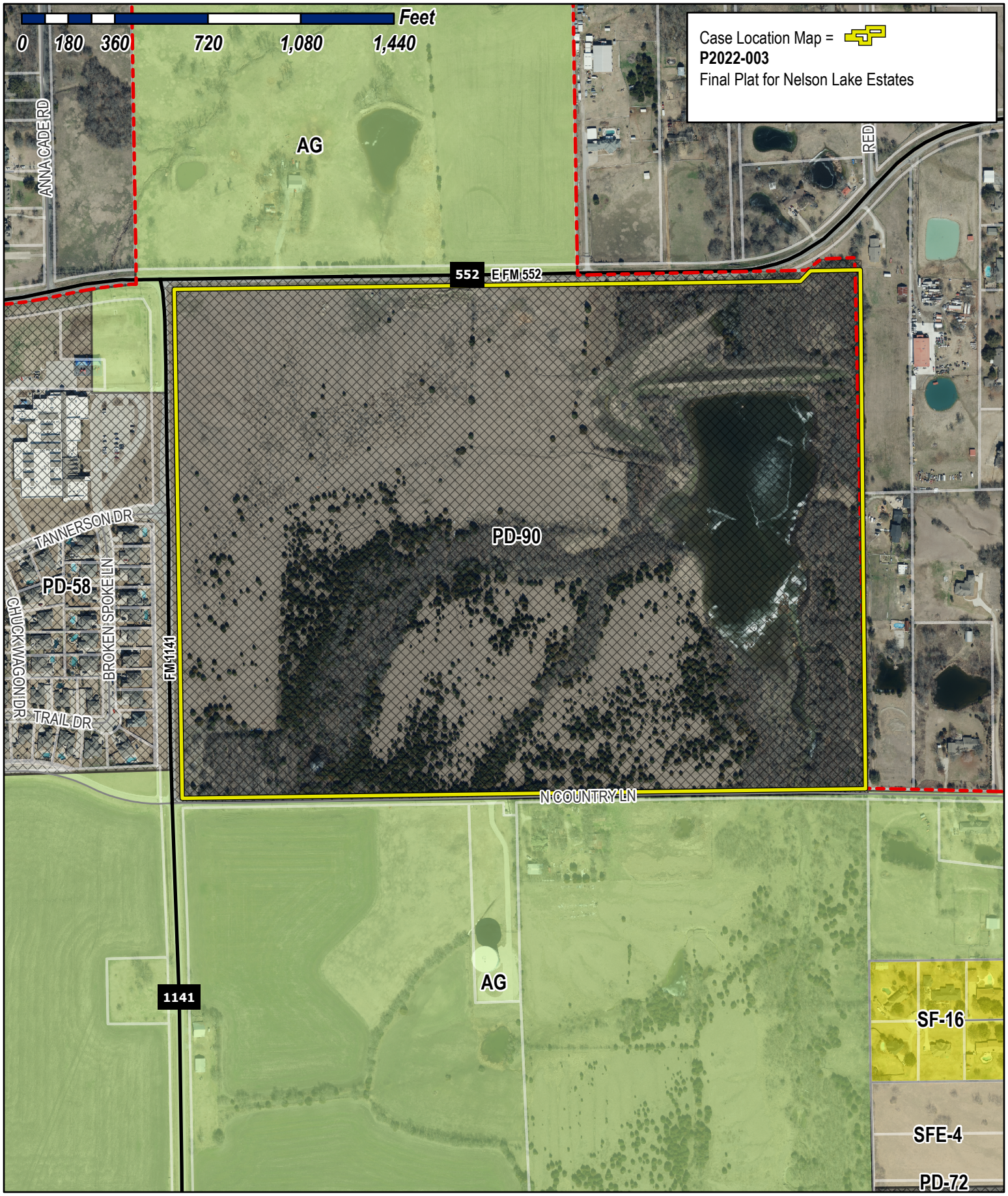
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2022.

OWNER'S SIGNATURE John Vicks, Asst. Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Aleta Moore

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

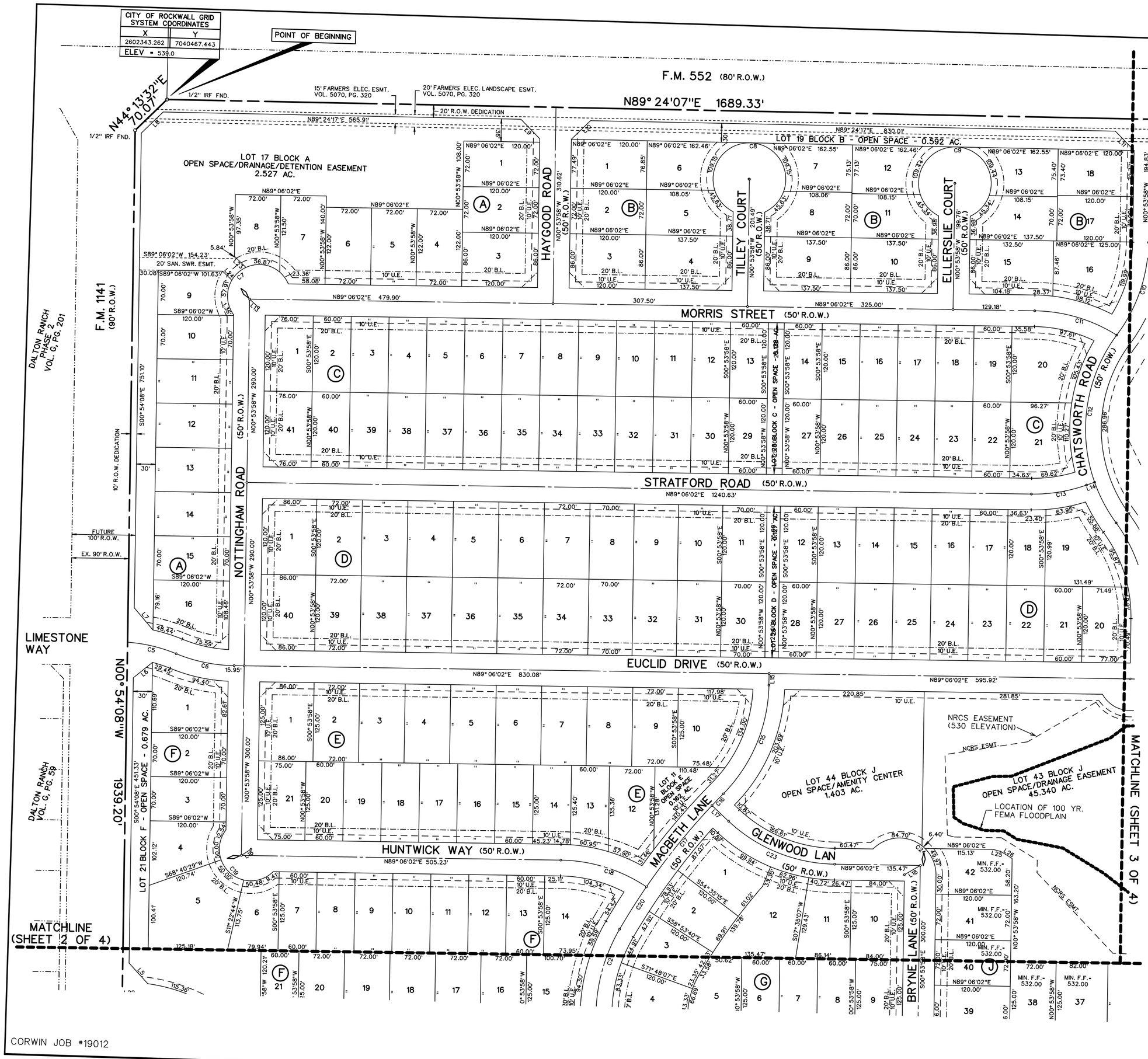
MY COMMISSION EXPIRES 4-23-23



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.



FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

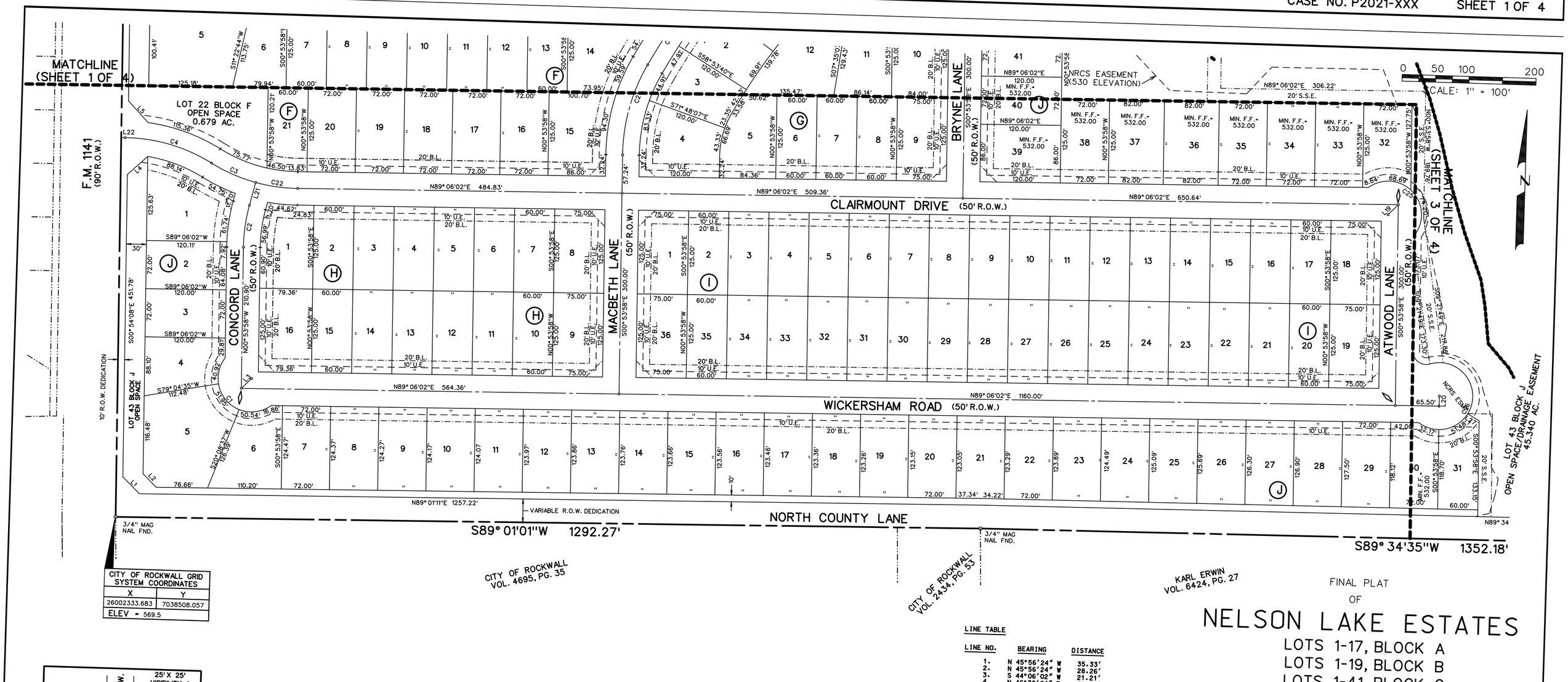
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'

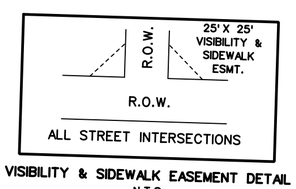
CORWIN JOB #19012

CASE NO. P2021-XXX

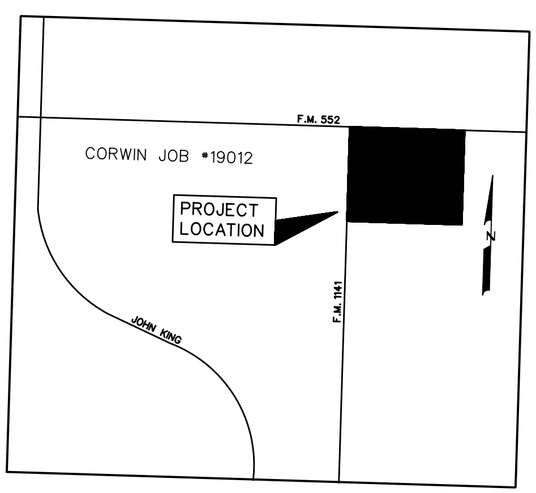
SHEET 1 OF 4



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

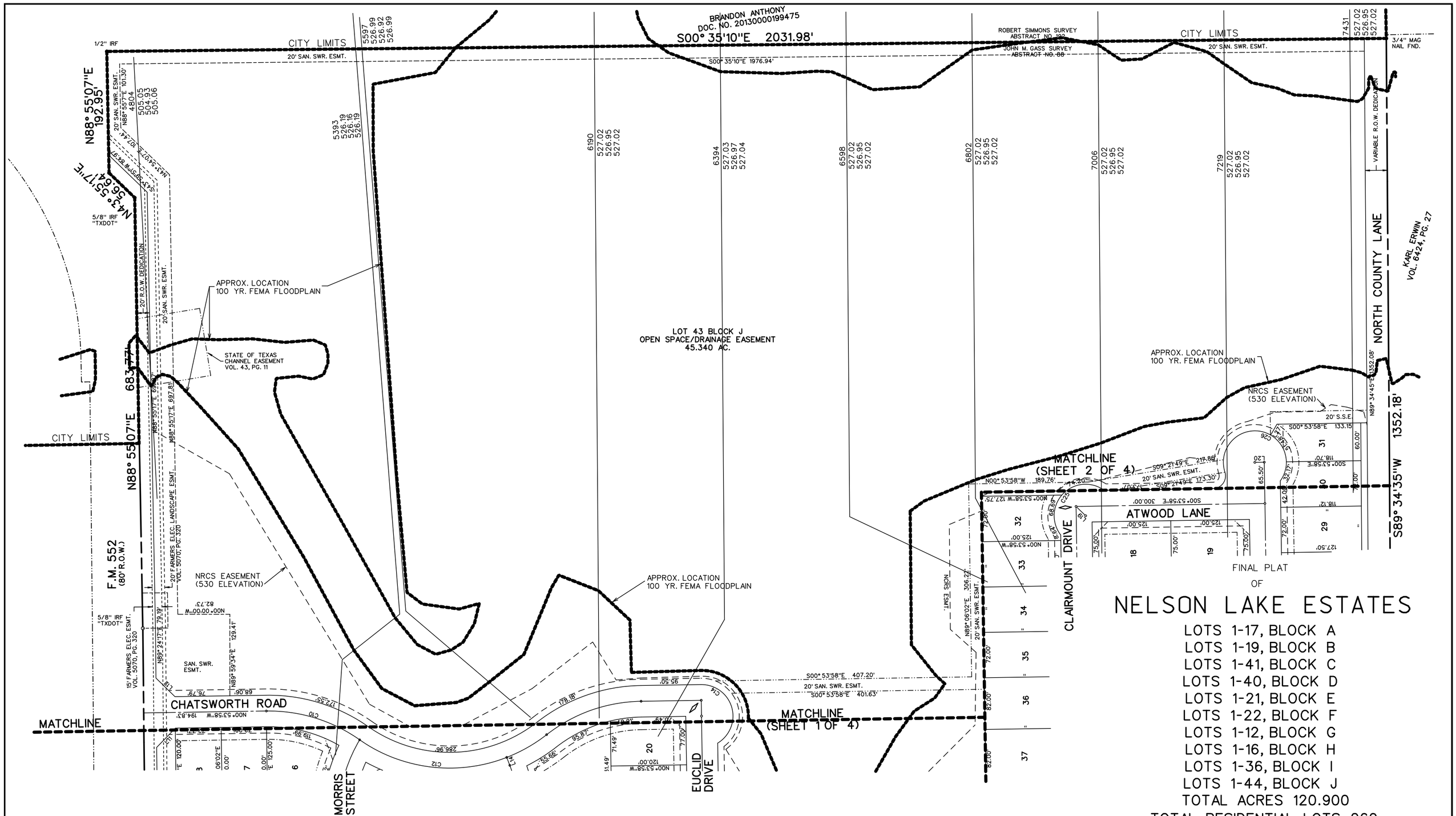
OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'



FINAL PLAT
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NELSON LAKE ESTATES

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OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

JUNE 2021 SCALE 1"=100'

N

0 50 100 200
SCALE: 1" = 100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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 owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

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:	February 15, 2022
APPLICANT:	Chase Finch, *Corwin Engineering, Inc.*
CASE NUMBER:	P2022-003; *Final Plat for Nelson Lake Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 120.60-acre parcel of land *(i.e. Tract 2 of the J. M. Gass Survey, Abstract No. 88)* for the purpose of establishing the Nelson Lake Subdivision. The single-family residential subdivision will consist of 260 single-family homes that are zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. The site is generally located at the southeast corner of the intersection of FM-1141 and FM-552. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2022-001*] concurrently with this final plat that shows the subdivision's amenities, landscaping, and hardscape plans.

☑ The subject property was annexed by the City Council on August 30, 1999 by *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 4, 2005, the City Council approved *Ordinance No. 05-16* [*Case No. Z2005-007*] changing the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District. The property remained zoned Neighborhood Services (NS) District and Single-Family 16 (SF-16) District until the City Council adopted Planned Development District 90 (PD-90) [*Ordinance No. 21-09*] on February 1, 2021. On April 19, 2021, the City Council approved a preliminary plat [*Case No. P2021-014*] for the subject property.

☑ On February 1, 2022, 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 $257,920.00 (*i.e. $992.00 x 260 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 $272,480.00 (*i.e. $1,048.00 x 260 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 the *Nelson Lakes Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) The development of the subject property 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]		LOTS [PROPOSED]	260

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2718.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022. 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."

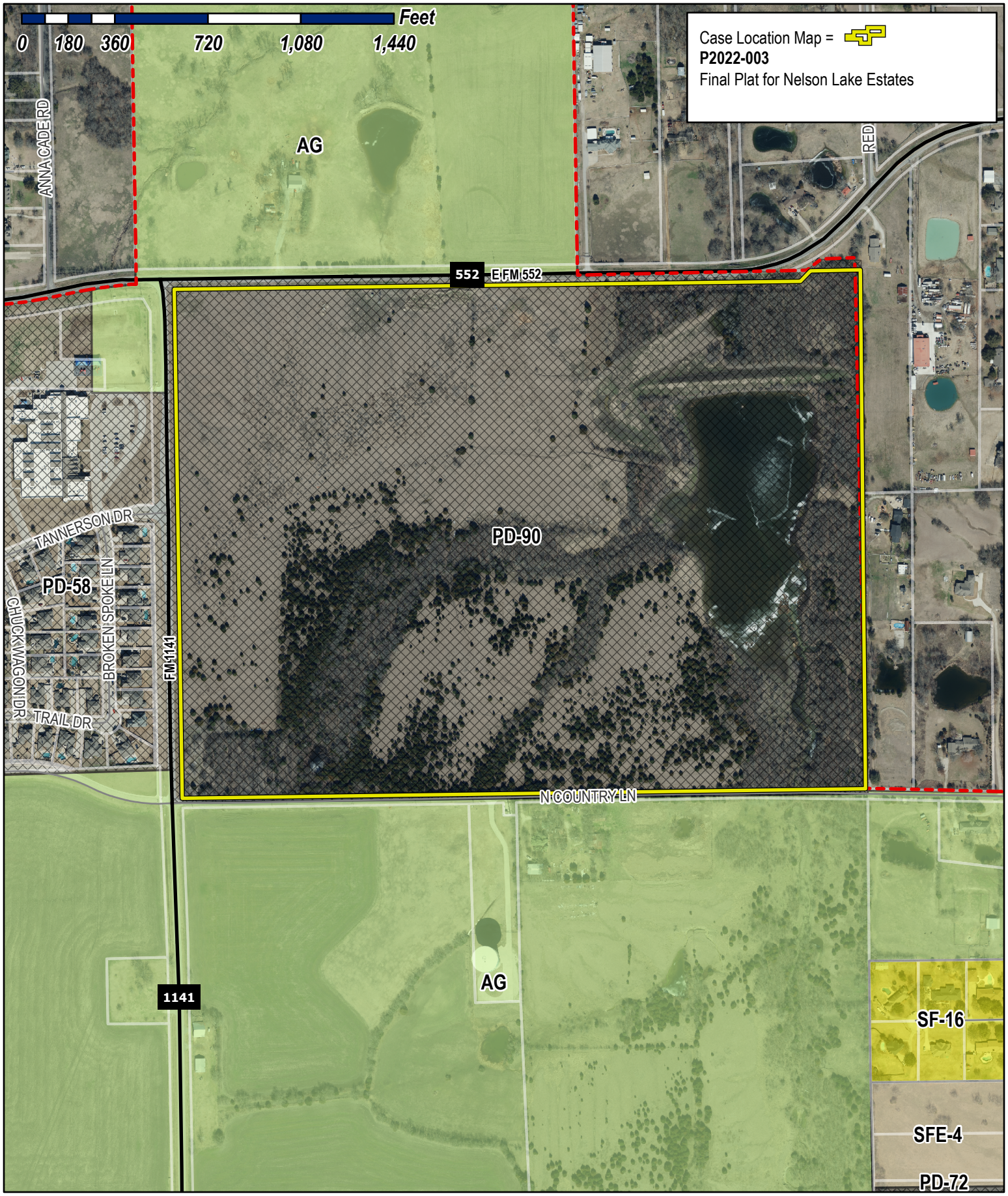
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2022.

OWNER'S SIGNATURE John Vicks, Asst. Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Aleta Moore

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

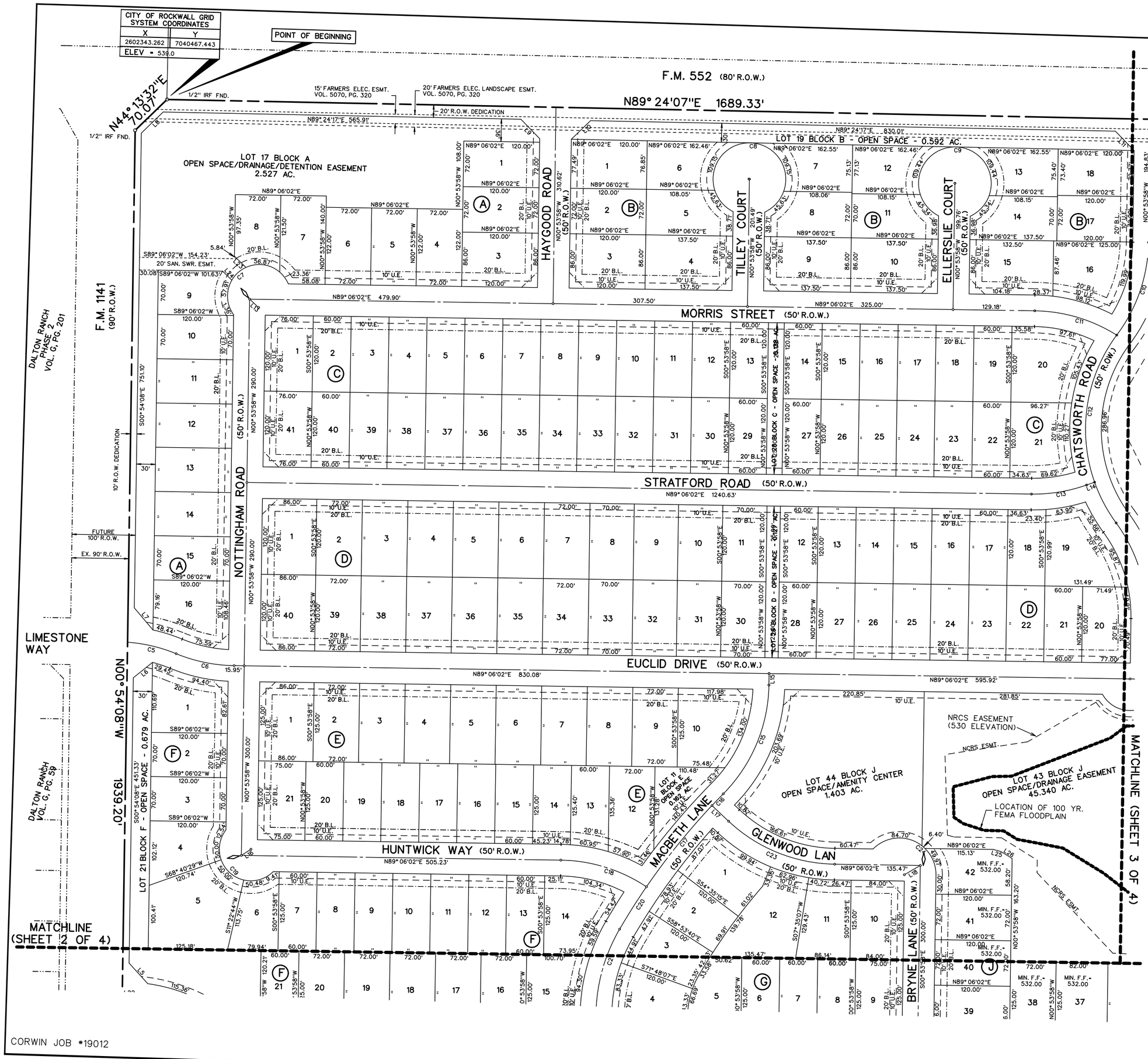
MY COMMISSION EXPIRES 4-23-23



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.



FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

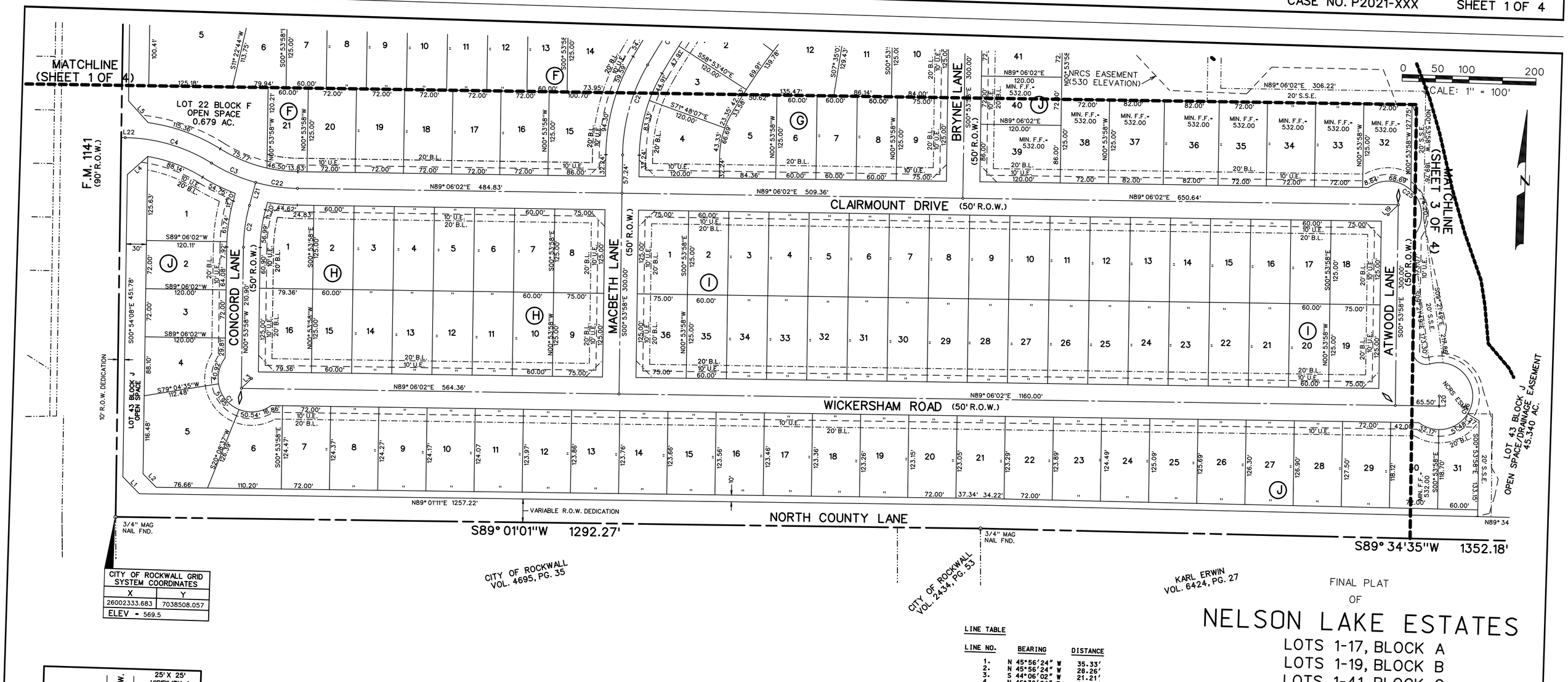
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'

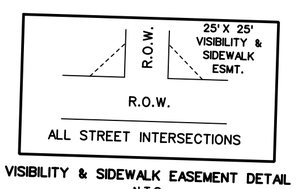
CORWIN JOB #19012

CASE NO. P2021-XXX

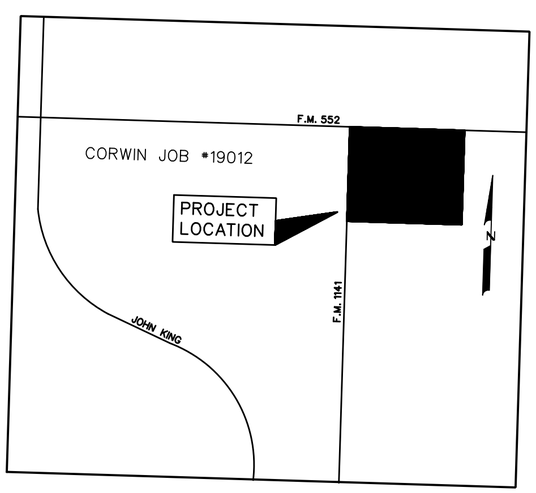
SHEET 1 OF 4



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

FINAL PLAT
OF

NELSON LAKE ESTATES

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TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

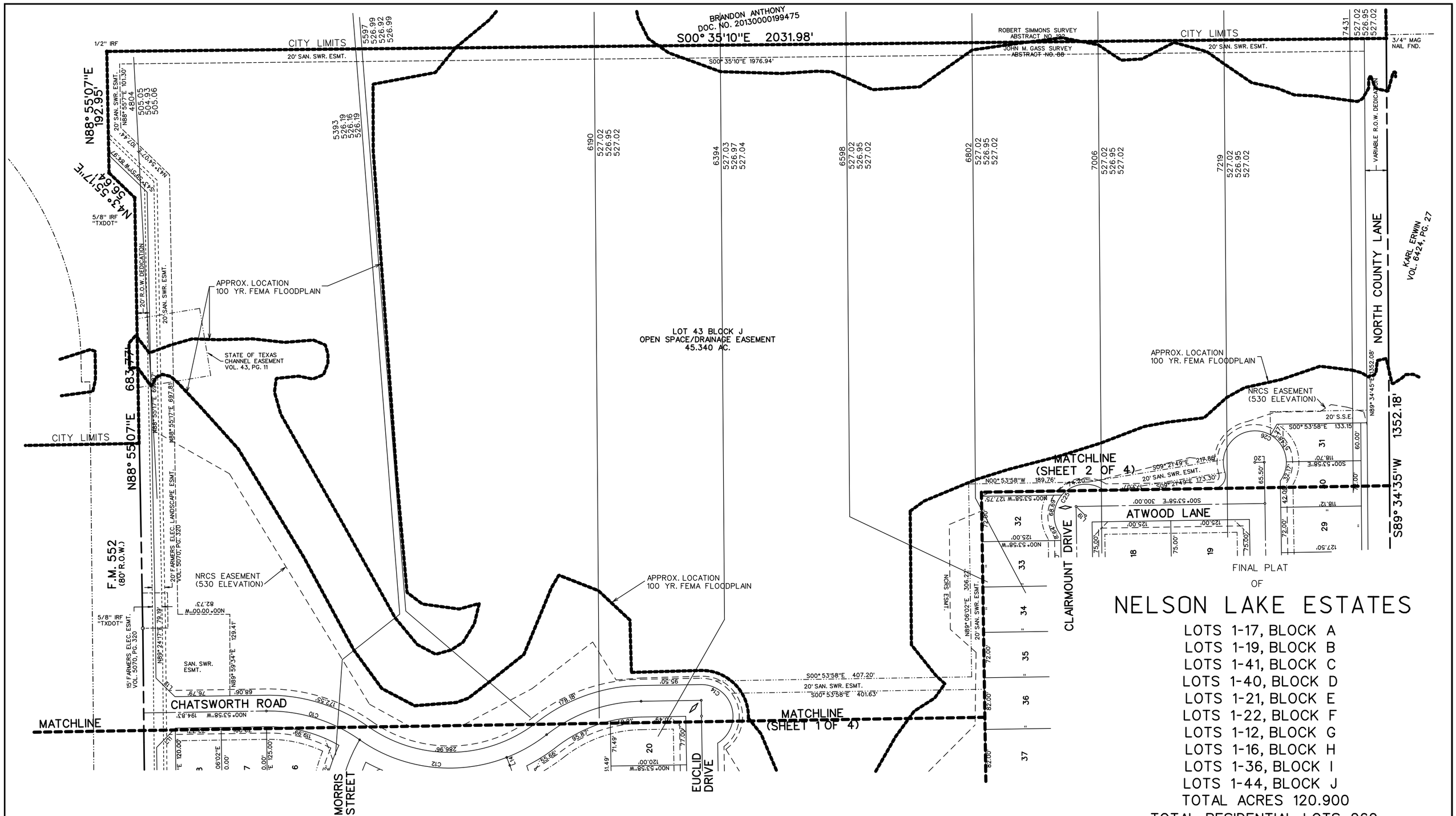
OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021 SCALE 1"=100'



FINAL PLAT
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IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

JUNE 2021 SCALE 1"=100'

N

0 50 100 200
SCALE: 1" = 100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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 owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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:	February 22, 2022
APPLICANT:	Chase Finch, *Corwin Engineering, Inc.*
CASE NUMBER:	P2022-003; *Final Plat for Nelson Lake Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 120.60-acre parcel of land *(i.e. Tract 2 of the J. M. Gass Survey, Abstract No. 88)* for the purpose of establishing the Nelson Lake Subdivision. The single-family residential subdivision will consist of 260 single-family homes that are zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. The site is generally located at the southeast corner of the intersection of FM-1141 and FM-552. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2022-001*] concurrently with this final plat that shows the subdivision's amenities, landscaping, and hardscape plans.

☑ The subject property was annexed by the City Council on August 30, 1999 by *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 4, 2005, the City Council approved *Ordinance No. 05-16* [*Case No. Z2005-007*] changing the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District. The property remained zoned Neighborhood Services (NS) District and Single-Family 16 (SF-16) District until the City Council adopted Planned Development District 90 (PD-90) [*Ordinance No. 21-09*] on February 1, 2021. On April 19, 2021, the City Council approved a preliminary plat [*Case No. P2021-014*] for the subject property.

☑ On February 1, 2022, 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 $257,920.00 (*i.e. $992.00 x 260 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 $272,480.00 (*i.e. $1,048.00 x 260 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 the *Nelson Lakes Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) The development of the subject property 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]		LOTS [PROPOSED]	260

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2718.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022. 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."

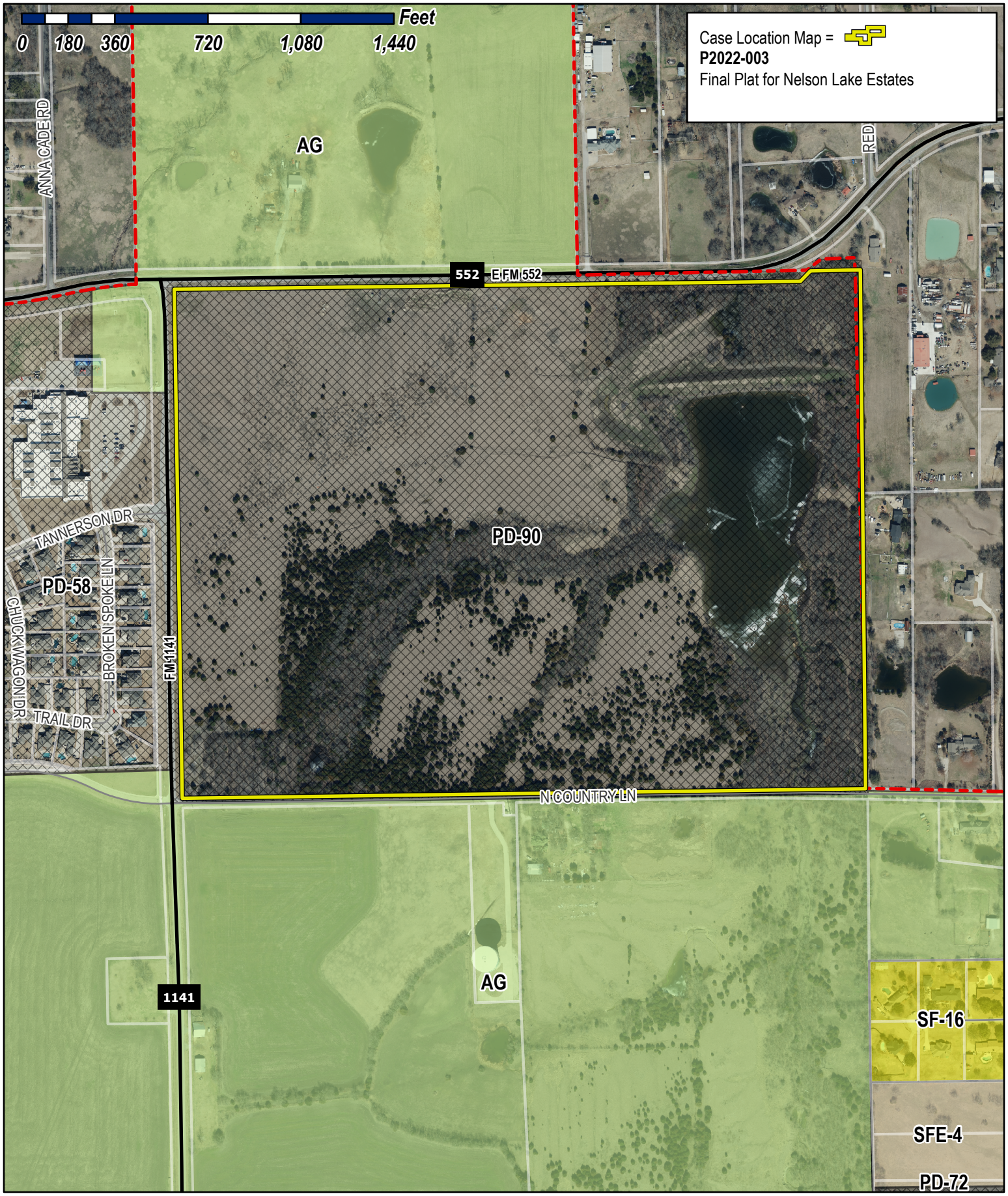
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2022.

OWNER'S SIGNATURE John Vicks, Asst. Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Aleta Moore

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

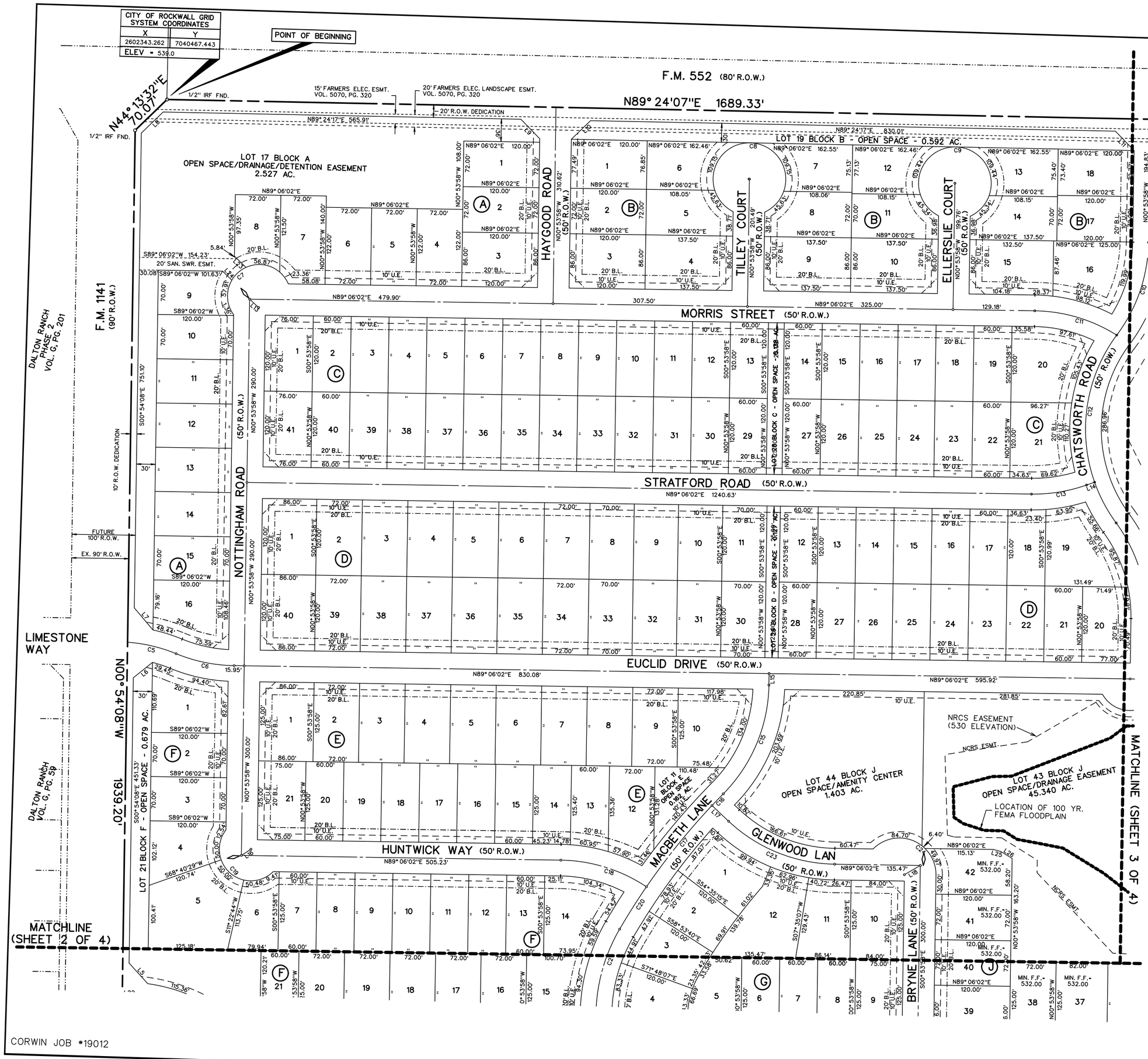
MY COMMISSION EXPIRES 4-23-23



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.



FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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PREPARED BY
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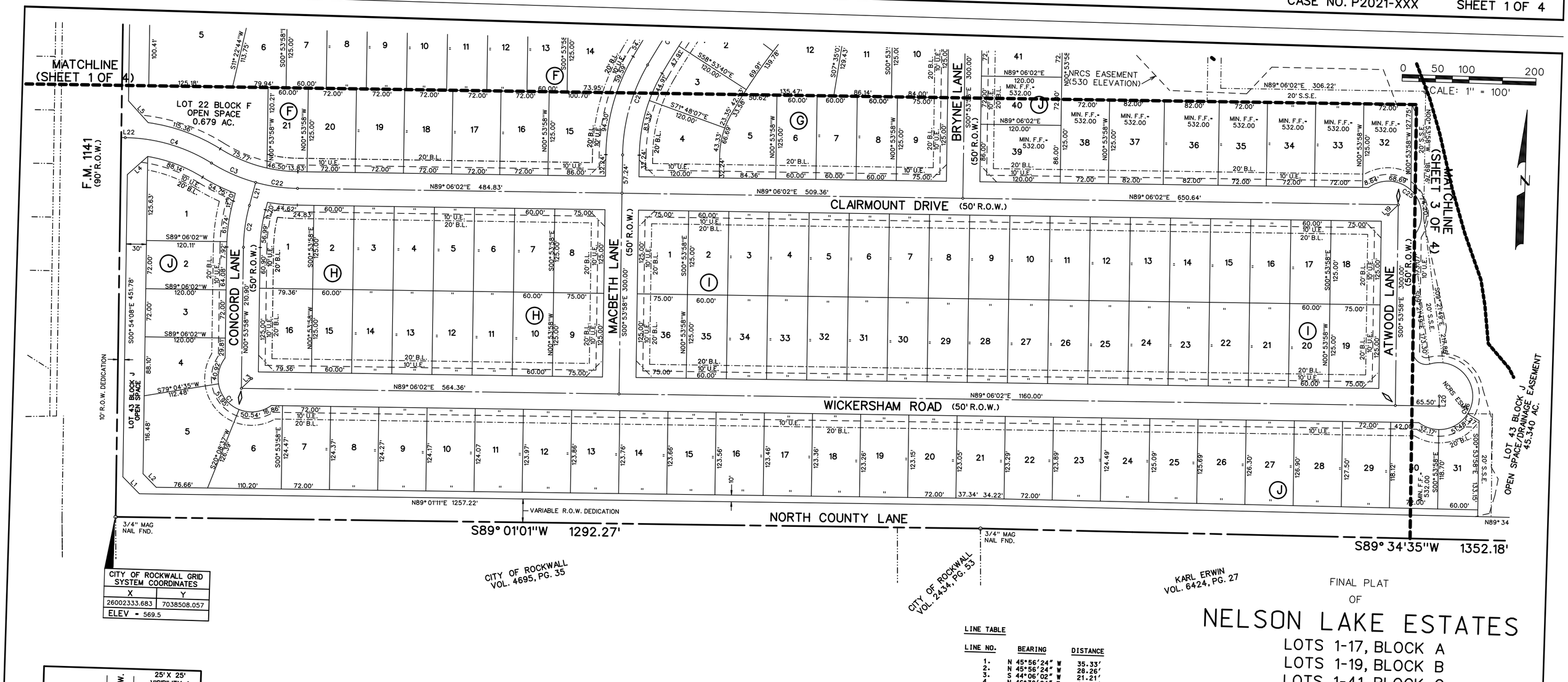
JUNE 2021 SCALE 1"=100'

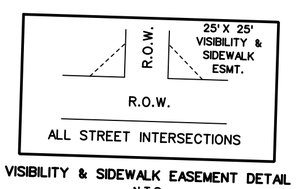
CORWIN JOB #19012

CASE NO. P2021-XXX

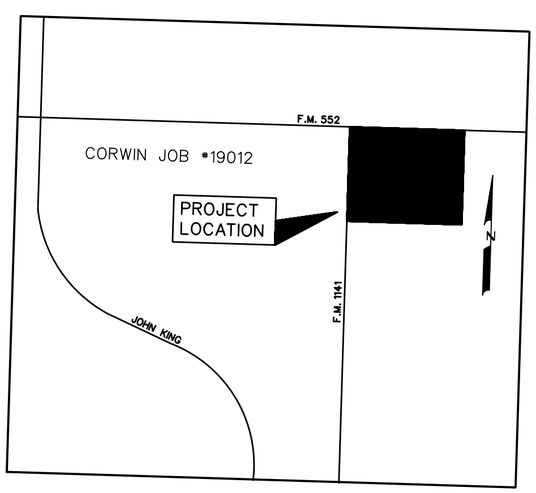
SHEET 1 OF 4



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

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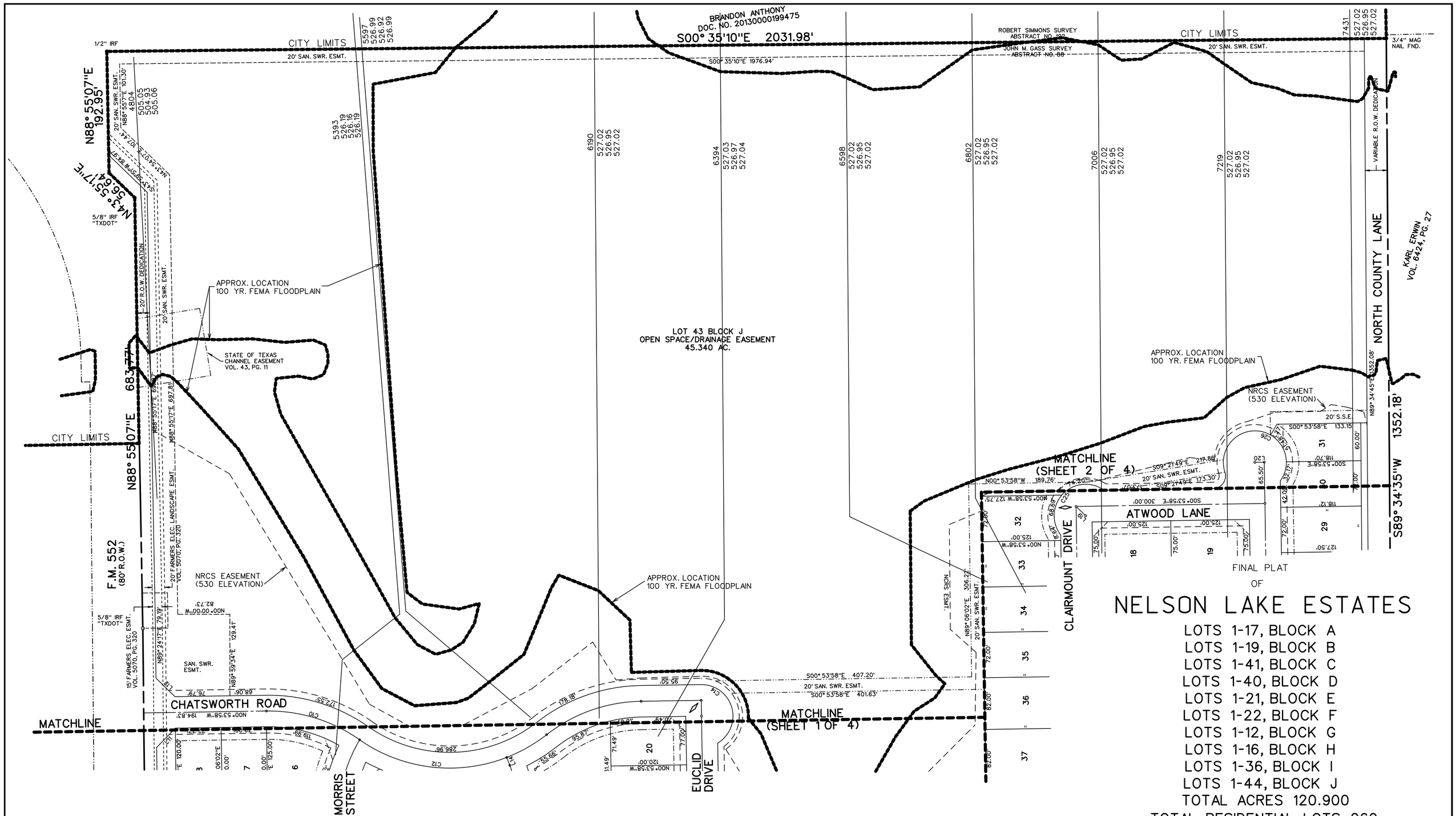
JUNE 2021 SCALE 1"=100'



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JUNE 2021 SCALE 1"=100'

N

0 50 100 200
SCALE: 1" = 100'

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE NO. P2021-XXX

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 NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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 owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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_____, 2022.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 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_____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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 _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
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_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2021

CASE NO. P2021-XXX **SHEET 4 OF 4**

Lee, Henry

From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Wednesday, January 12, 2022 5:11 PM
To: Miller, Ryan; Lee, Henry
Cc: Ryan Joyce
Subject: FW: Nelson Lakes
Attachments: Nelson Lakes - final plat1.pdf; Nelson Lakes - final plat2.pdf; Nelson Lakes - Pd site plan.pdf; Site Plan and Final Plat App - NL Combined.pdf

Digital versions of applications and plat and site plan. Let me know what else you need. I'll have the checks and wet signed copies of the application tomorrow at our pre-construction meeting. Thanks.
Meredith

Meredith Joyce, PE
MICHAELJOYCE PROPERTIES
Michael Joyce Properties
767 Justin Rd.
Rockwall, TX 75087
512-694-6394

From: Chase Finch <CFinch@corwinengineering.com>
Sent: Wednesday, January 12, 2022 10:34 AM
To: Meredith Joyce <meredith@michaeljoyceproperties.com>
Cc: Warren Corwin <WCorwin@corwinengineering.com>; Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: Nelson Lakes

Good morning Meredith,

Please see attached for the plat and site plan. Do you want to come by and pick up the hard copies? Let me know.

Thank you,

Chase Finch
Corwin Engineering, Inc.
972-396-1200

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lee, Henry

From: Williams, Amy
Sent: Wednesday, January 12, 2022 2:14 PM
To: Miller, Ryan
Subject: Infrastructure Study for Highgate
Attachments: High Gate W&WW Analysis Memo (REV2 Signed 01-12-22).pdf

Thank you,
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)
"This email contains the thought and opinions of Amy Williams and does not reflect official City policy."

This email was scanned by Bitdefender

Lee, Henry

From: Lee, Henry
Sent: Friday, January 21, 2022 4:15 PM
To: 'Chase Finch'
Subject: Project Comments P2022-003
Attachments: Project Comments (01.20.2022).pdf; Engineering Mark-Ups (01.19.2022).pdf

Good Afternoon,

Attached are the project comment in reference to your case, P2022-003. Make note of the meeting dates, and feel free to contact staff if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

March 1, 2022

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: P2022-003; *Final Plat for Nelson Lakes*

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 February 22, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) The development of the subject property 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.

City Council

On February 22, 2022, the City Council approved a motion to approve the plat with the conditions of approval by a vote of 7-0.

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 the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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) 771-6488.

Sincerely,

Henry Lee
Planner