



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-005 P&Z DATE 2/28/22 CC DATE _____ APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **P2022-005**

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CITY ENGINEER:

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ADDRESS 1800 E. Quail Run Rd. Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING AG

PROPOSED USE AG

ACREAGE 17.51

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OWNER Gerald Glen Cox & Rosalba Carrasco Cox

APPLICANT Skorburg Company

CONTACT PERSON Rosalba Carrasco Cox

CONTACT PERSON Humberto Johnson

ADDRESS 815 T.L. Townsend
Ste. 101

ADDRESS 8214 Westchester Dr
Suite 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE 972-672-5888

PHONE 214-888-8868

E-MAIL rcox@sourcesunlimited.net

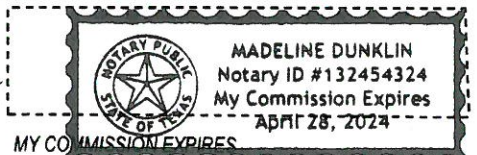
E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gerald Glen Cox & Rosalba Carrasco [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF February, 2022
OWNER'S SIGNATURE Gerald G. Cox Rosalba C. Cox



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Madeline Dunklin

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GERALD GLEN COX AND ROSALBA CARRASCO COX, HUSBAND AND WIFE, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.M. Gass Survey, Abstract No. 88, in Rockwall County, Texas, being all of Lots 1 & 2, Block A of Cox Acres, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Instrument No. 20170000010136, of the Official Public Records of Rockwall County, Texas.

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 ROCKWALL TECHNOLOGY PARK PHASE V, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the 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 of using same. We also understand the following:

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

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost 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.

Gerald Glen Cox

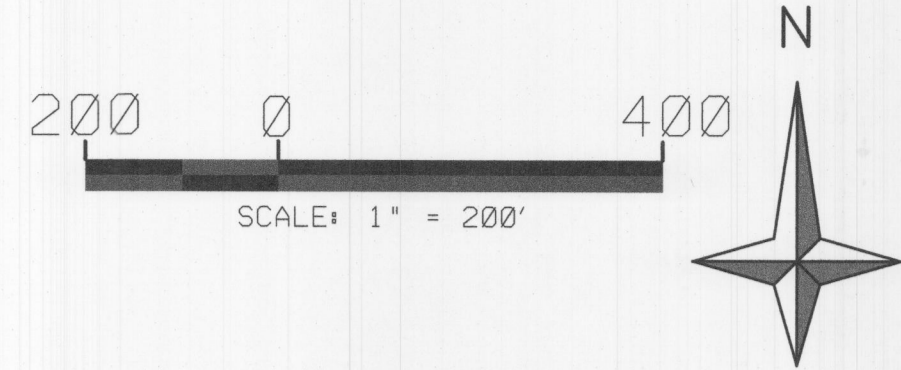
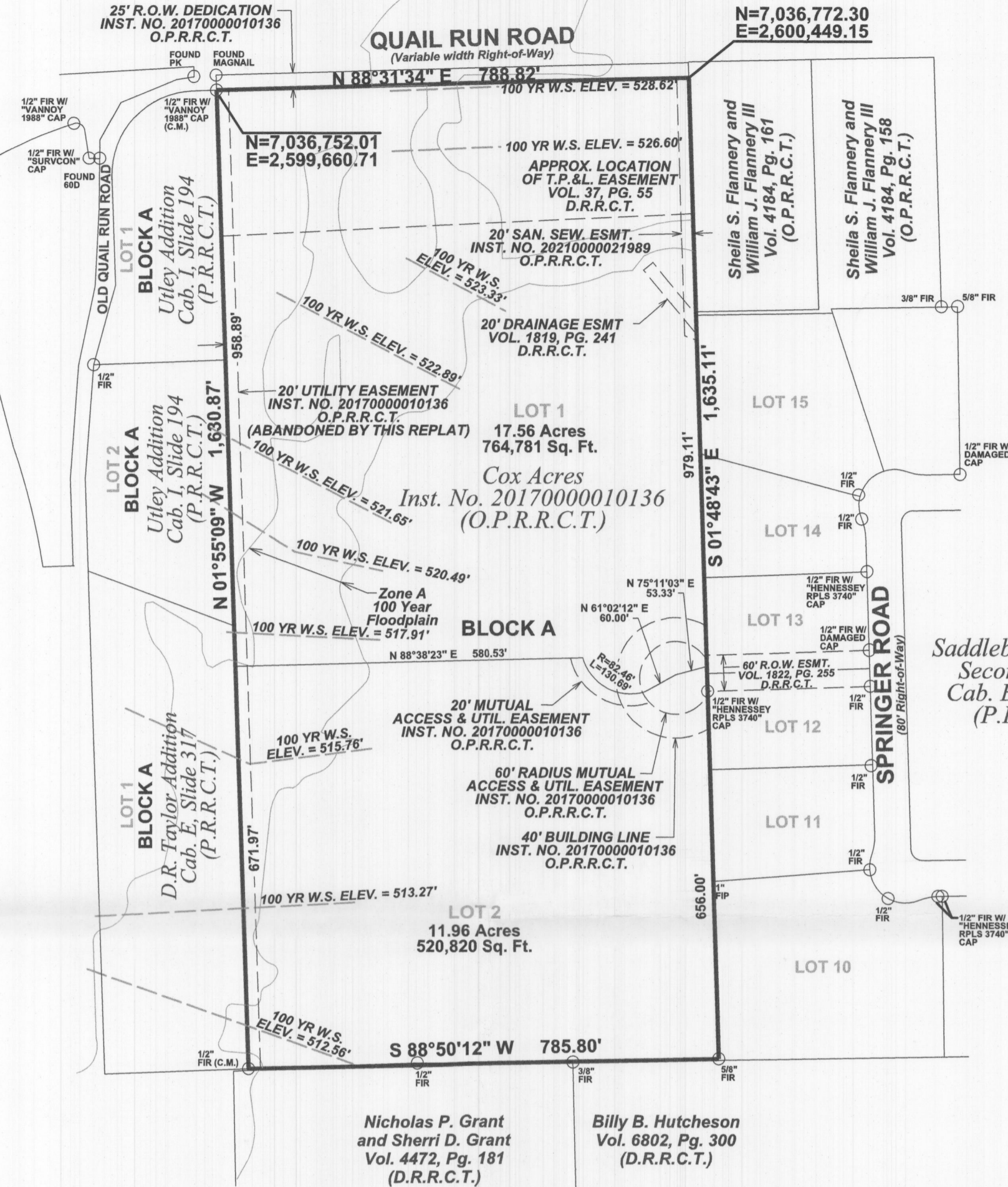
Rosalba Carrasco Cox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gerald Glen Cox and Rosalba Carrasco Cox, 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 under my hand and seal of office, this _____ day of _____ 2022

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



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall _____ City Secretary of Rockwall _____

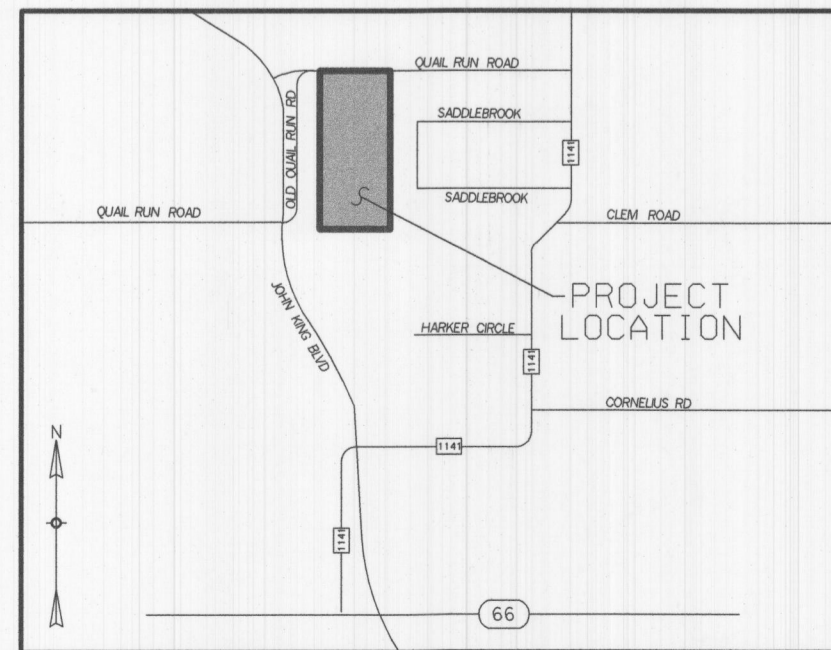
City Engineer _____

LEGEND

○	Monument Found	O.P.R.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

General Notes:

- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
- Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0030L, dated September 26, 2008.
- There are no proposed building improvements with this plat.
- 100 year cross sections are depicted as shown on Cox Acres Plat, recorded in Instrument No. 20170000010136, O.P.R.R.C.T.
- PJB Surveying assumes no liability for the removal of the 20' Utility Easement or the abandonment process.



REPLAT OF COX ACRES
LOTS 1 & 2, BLOCK A

2 LOTS, BEING 29.51 ACRES
SITUATED IN THE
J.M. GASS SURVEY ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-8669

OWNER/SUBDIVIDER
Gerald Glen Cox and
Rosalba Carrasco Cox
815 T.L. Townsend Ste. 101
Rockwall, TX 75087



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **P2022-005**

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LOT

BLOCK

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CURRENT USE AG

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PROPOSED USE AG

ACREAGE 17.51

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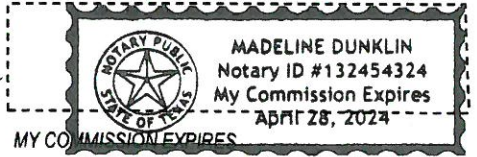
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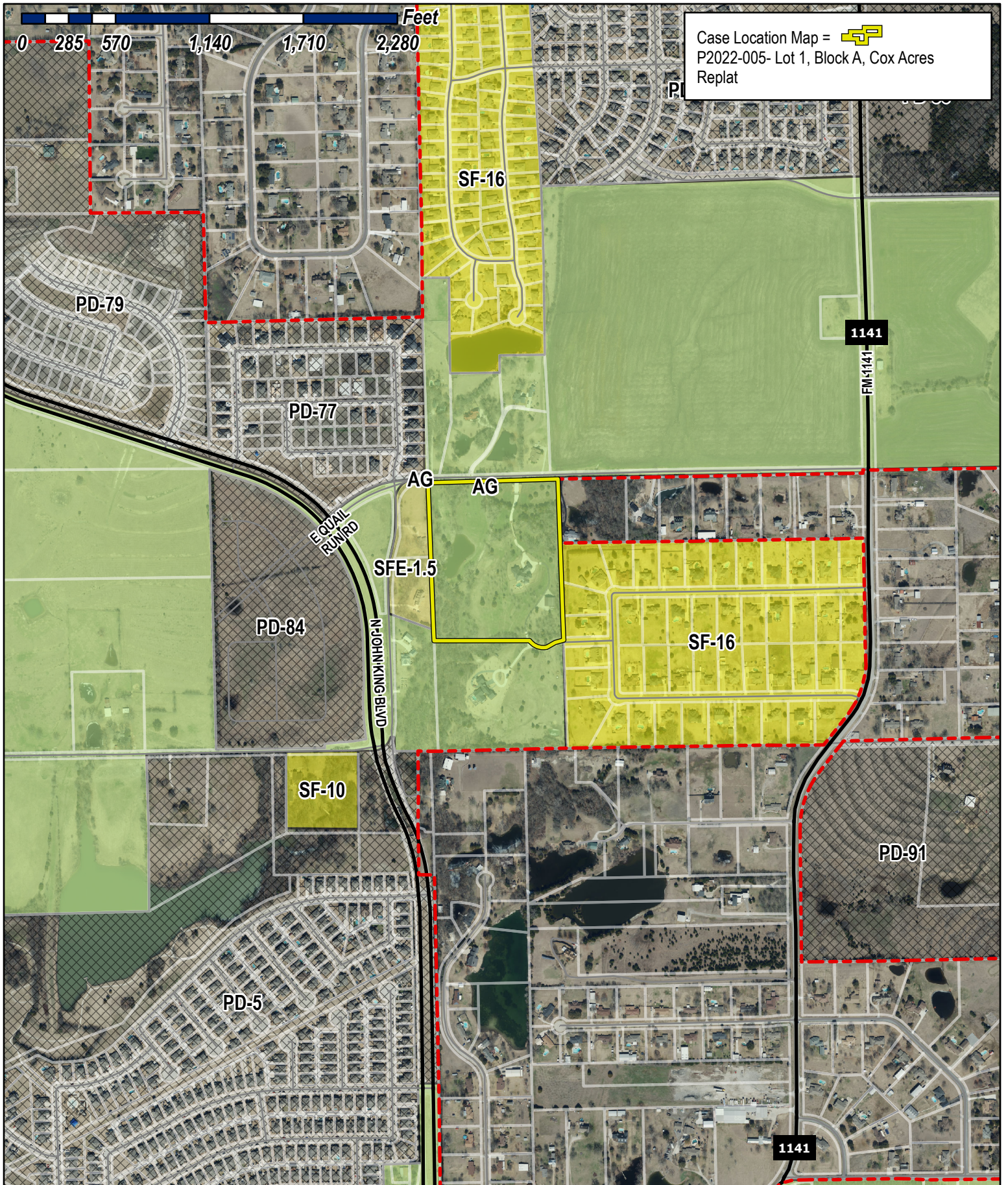
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Madeline Dunklin



Case Location Map = 
 P2022-005- Lot 1, Block A, Cox Acres
 Replat



City of Rockwall

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

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





CITY OF ROCKWALL
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: March 21, 2022
APPLICANT: Humberto Johnson; *Skorburg Co.*
CASE NUMBER: P2022-005; *Replat for Lots 3 & 4, Block A, Cox Acres Addition*

SUMMARY

Consider a request by Humberto Johnson of the Skorburg Company on behalf of Glen and Rosie Cox for the approval of a Replat of Lots 3 & 4, Block A, Cox Acres Addition being a 17.51-acre parcel of land identified as Lots 1 and 2, Block A, Cox Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, addressed as 1800 E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 17.51-acre tract of land (*i.e. Lots 1 & 2, Block A, Cox Addition*) for the purpose of abandoning a 20-foot utility easement along the west property line on the subject property.
- The subject property was annexed by the City Council on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. On June 5, 2017, the City Council approved a final plat [*Case No. P2017-016*] to establish the subject property as Lots 1 & 2, Block A, Cox Addition. According to the Rockwall Central Appraisal District (RCAD), Lot 1 has a 4,295 SF single family home that was constructed in 2017, and Lot 2 has a 4,349 SF single family home that was constructed in 2017. At the time of annexation and currently the subject property is zoned Agricultural (AG) District.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *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 Replat 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 City Council chooses to approve of a Replat for *Lots 3 & 4, Block A, Cox Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Replat by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.



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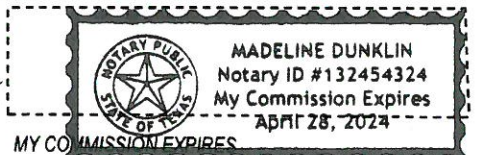
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NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gerald Glen Cox & Rosalba Carrasco [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

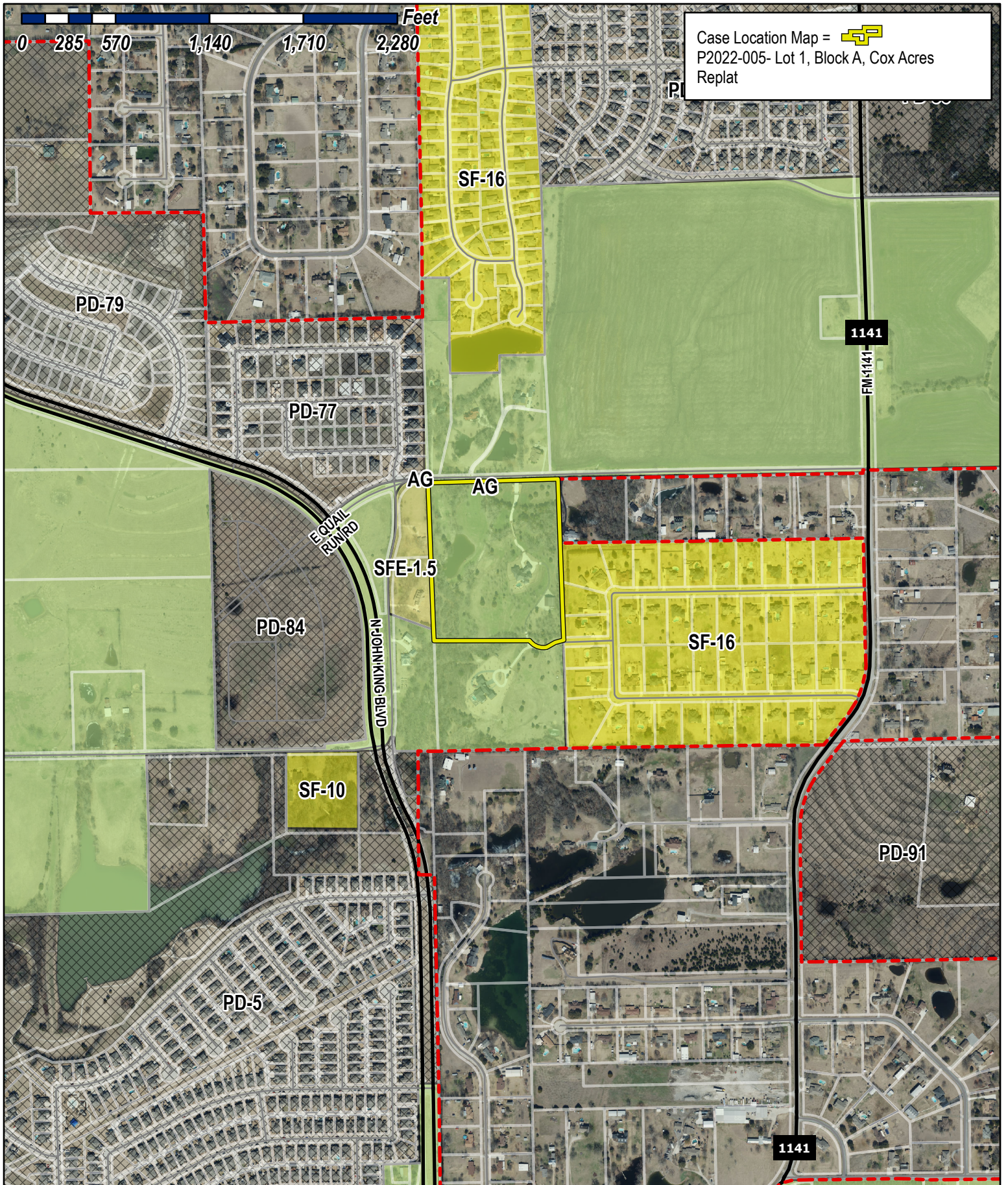
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 651.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 2022 BY SIGNING THIS APPLICATION, 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 18th DAY OF February, 2022
OWNER'S SIGNATURE Gerald G. Cox Rosalba Carrasco



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Madeline Dunklin



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.





March 29, 2022

TO: Humberto Johnson
Skorburg Company
8214 Westchester Dr.
Dallas, Texas 75225

COPY: Gerald Glen Cox and Rosalba Casrraso Cox
815 T.L. Townsend, Suite 101
Rockwall, TX 75087

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

SUBJECT: P2022-008; *Replat for Lot 13, Block A, Cox Acres Addition*

Mr. Johnson:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 21, 2022.

Planning and Zoning Commission

On March 15, 2022, the Planning and Zoning Commission approved a motion to approve the replat by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

City Council

On March 21, 2022, the City Council approved a motion to approve the replat by a vote of 6-0, with Council Member Campbell absent.

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

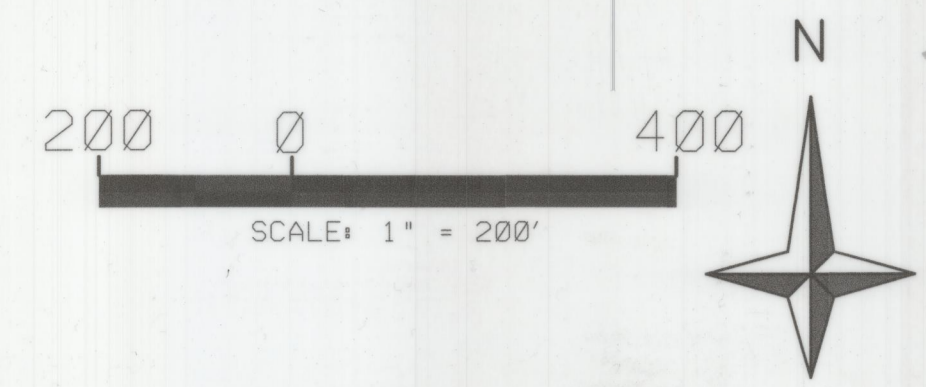
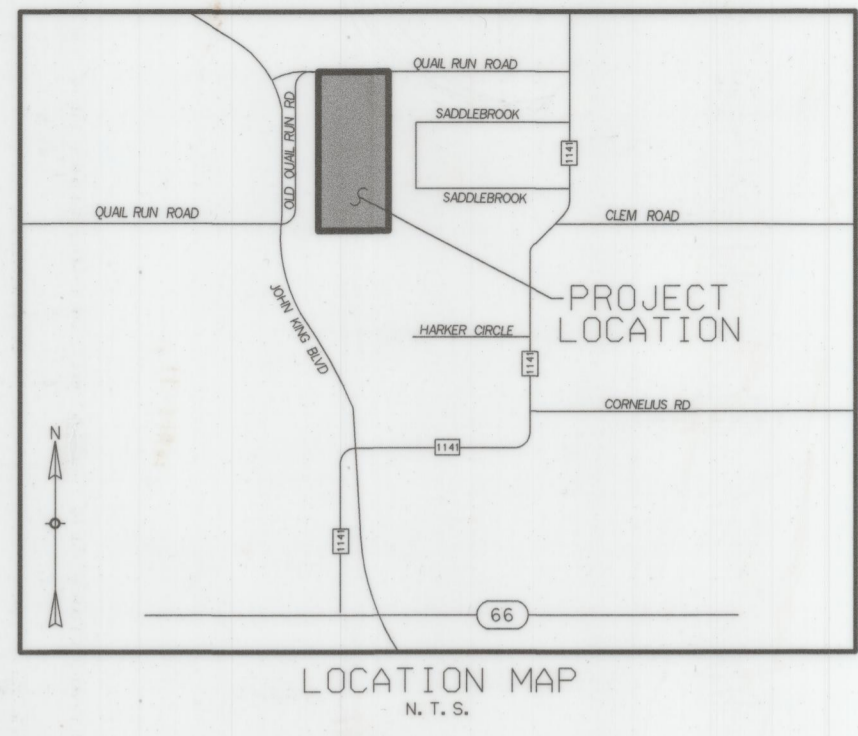
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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) 772-6488.

Sincerely,

Bethany Ross
Planner



OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GERALD GLEN COX AND ROSALBA CARRASCO COX, HUSBAND AND WIFE, BEING THE OWNERS OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J. M. Gass Survey, Abstract Number 88, in Rockwall County, Texas, being all of Lots 1 & 2, Block A of Cox Acres, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Instrument No. 20170000010136, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said Lot 2 and the southeast corner of D.R. Taylor Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet E, Slide 317, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the north line of a tract of land described in deed to Nicholas P. Grant and Sherri D. Grant, as recorded in Volume 4472, Page 181 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE North 01 degree 55 minutes 09 seconds West, with the west line of said Lot 2 and the east line of said D.R. Taylor Addition, at a distance of 671.97 feet passing the northwest corner of said Lot 2 and the southwest corner of said Lot 1, continuing with the west line of said Lot 1, at a distance of 739.08 feet passing the northeast corner of said D.R. Taylor Addition and the southeast corner of Utley Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 194, P.R.R.C.T., continuing with the west line of said Lot 1 and the east line of said Utley Addition, a total distance of 1,630.87 feet to a 1/2-inch iron rod with cap stamped "Vannoy 1988" (controlling monument) found at the northwest corner of said Lot 1, being in the south line of Quail Run Road (variable width right-of-way);

THENCE North 88 degrees 31 minutes 34 seconds East, with the north line of said Lot 1 and the south line of said Quail Run Road, at a distance of 788.82 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said Lot 1, being in the west line of a tract of land described in deed to Sheila S. Flannery and William J. Flannery III, recorded in Volume 4184, Page 161, D.R.R.C.T.;

THENCE South 01 degree 48 minutes 43 seconds East, with the east line of said Lot 1, at a distance of 979.11 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing with the east line of said Lot 2, a total distance of 1,635.11 feet to a 5/8-inch iron rod found at the southeast corner of said Lot 2, being in the north line of a tract of land described in deed to Billy B. Hutcheson, recorded in Volume 6802, Page 300, D.R.R.C.T.;

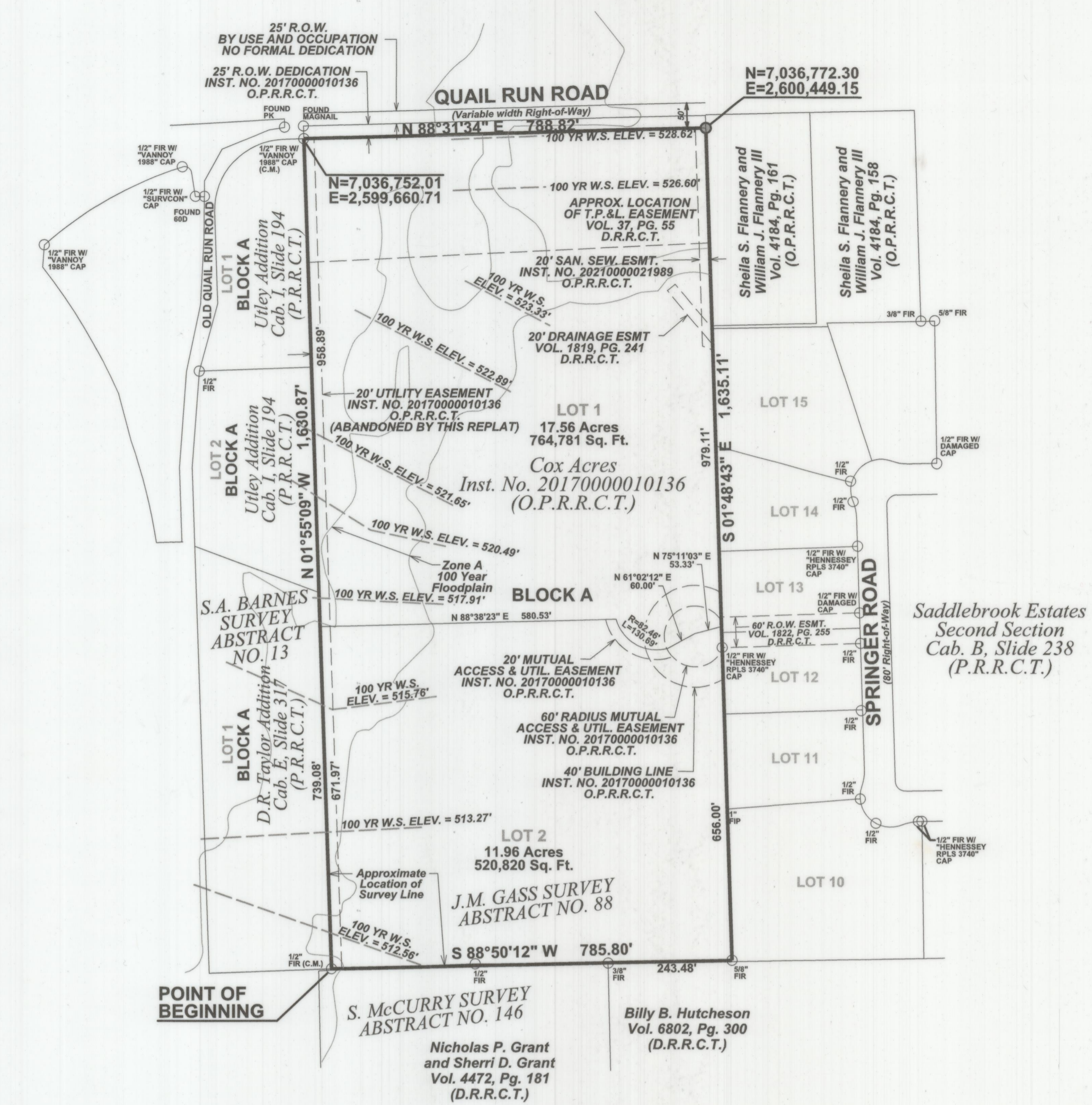
THENCE South 88 degrees 50 minutes 12 seconds West, with the south line of said Lot 2 and the north line of said Hutcheson tract, at a distance of 243.48 feet passing a 3/8-inch iron rod found at the northwest corner of said Hutcheson tract and the northeast corner of said Grant tract, continuing with the south line of said Lot 2, a total distance of 785.80 feet to the POINT OF BEGINNING, containing 29.51 acres of land.

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 ROCKWALL TECHNOLOGY PARK PHASE V, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest on the 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 of using same. We also understand the following:

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



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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost 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.

Gerald Glen Cox
Gerald Glen Cox
Rosalba Carrasco Cox
Rosalba Carrasco Cox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gerald Glen Cox and Rosalba Carrasco Cox, 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 under my hand and seal of office, this 22 day of March, 2022

[Signature]
Notary Public in and for the State of Texas

HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/01/2022 01:40:44 PM
\$50.00
2022000007310

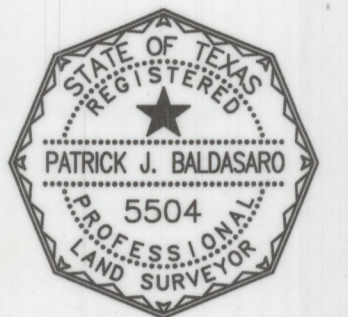
[Signature]

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504



STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman 3/29/22 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 21 day of March, 2022

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

WITNESS OUR HANDS, this 30th day of March, 2022

[Signature] Mayor, City of Rockwall
[Signature] City Secretary of Rockwall

[Signature], P.E.
City Engineer



LEGEND

○	Monument Found	O.P.R.R.C.T.	Official Public Records Of Rockwall County Texas
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

General Notes:

- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
- Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0030L, dated September 26, 2008.
- There are no proposed building improvements with this plat.
- 100 year cross sections are depicted as shown on Cox Acres Plat, recorded in Instrument No. 20170000010136, O.P.R.R.C.T.
- PJB Surveying assumes no liability for the removal of the 20' Utility Easement or the abandonment process.
- The property owner is responsible or maintenance, repair, and replacement of all drainage systems

REPLAT OF COX ACRES LOTS 1 & 2, BLOCK A

2 LOTS, BEING 29.51 ACRES
SITUATED IN THE
J.M. GASS SURVEY ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
Gerald Glen Cox and
Rosalba Carrasco Cox
815 T.L. Townsend Ste. 101
Rockwall, TX 75087

From: [Miller, Ryan](#)
To: "JR Johnson"
Cc: "rcox@sourcesunlimited.net"
Subject: Project Comments: P2022-005
Date: Friday, February 25, 2022 3:21:26 PM
Attachments: [Project Comments \(02.25.2022\).pdf](#)
[Engineer Markups \(02.25.2022\).pdf](#)
[image001.jpg](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)

Humberto ... Attached are the project comments and engineering markups for P2022-005. Please address these comments and have revisions returned to staff by March 7, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Meeting: February 28, 2022
City Council: March 7, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD