

P2019-017 - EMERSON FARMS SUBDIVISION
 PRELIMINARY PLAT - LOCATION MAP =



City of Rockwall

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

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



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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 _____ of _____, 2019.

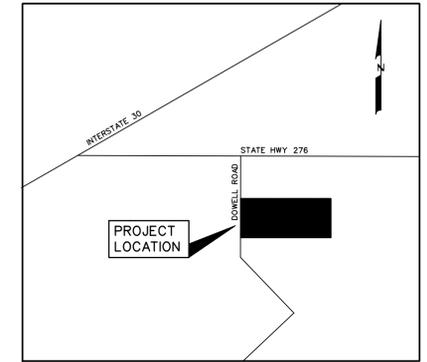
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

LEGEND
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION AND OPEN SPACE EASEMENTS AND LOTS.

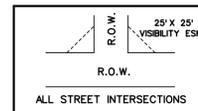
SCALE: 1" = 200'



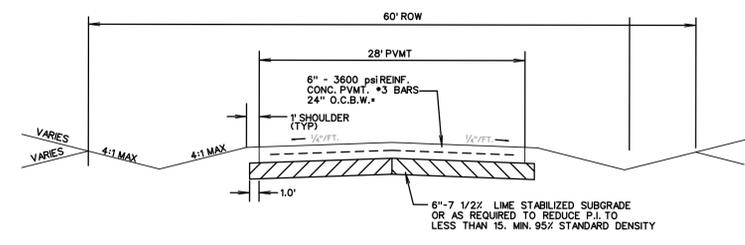
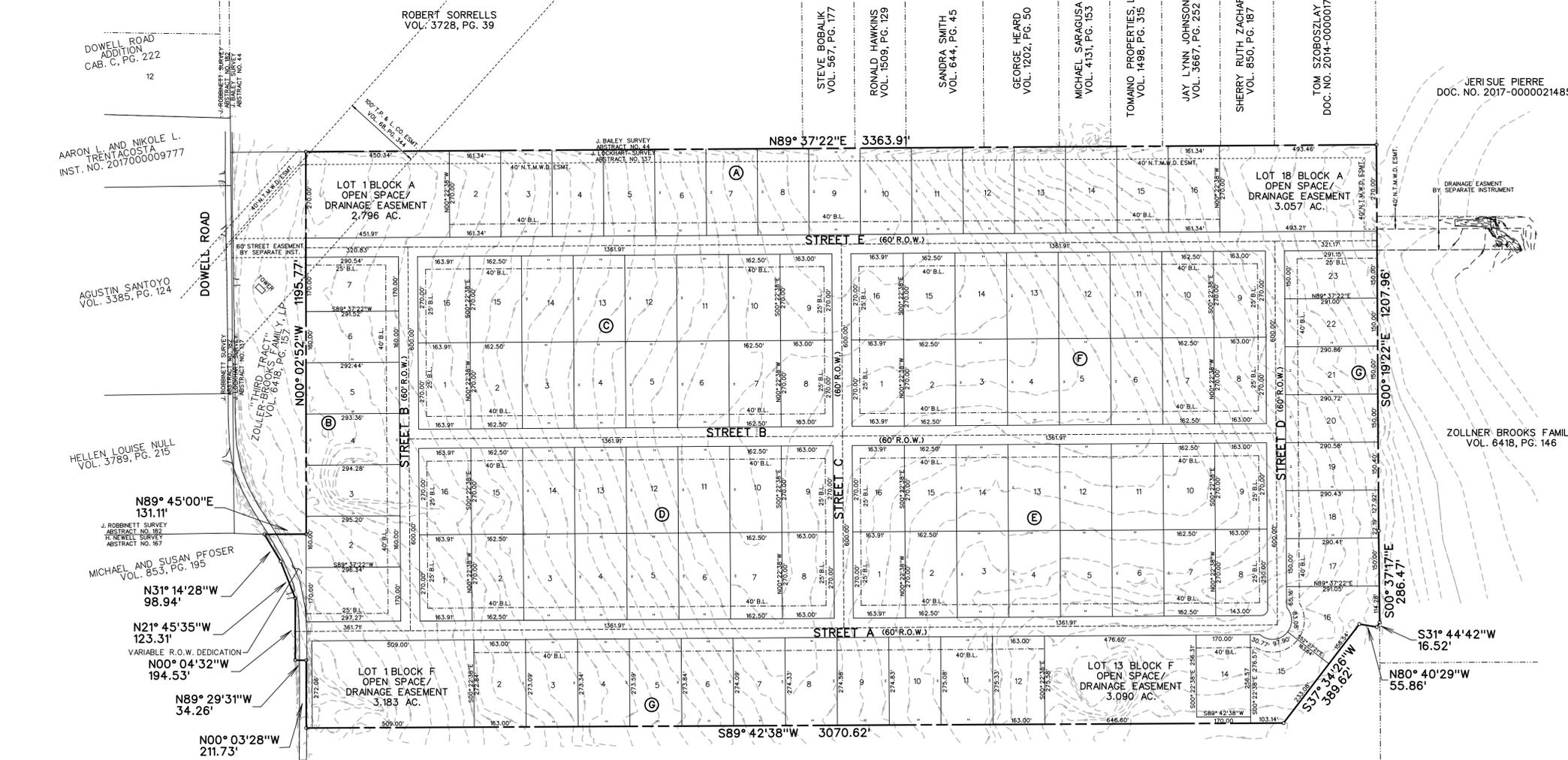
LOCATION MAP
N.T.S.

Emerson Farms											
Block A			Block C			Block E			Block G		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652				
2	43561	2	43875	2	43875	2	44476				
3	43561	3	43875	3	43875	3	44512				
4	43561	4	43875	4	43875	4	44549				
5	43561	5	43875	5	43875	5	44585				
6	43561	6	43875	6	43875	6	44622				
7	43561	7	43875	7	43875	7	44658				
8	43561	8	44010	8	43924	8	44694				
9	43561	9	44010	9	44010	9	44731				
10	43561	10	43875	10	43875	10	44767				
11	43561	11	43875	11	43875	11	44803				
12	43561	12	43875	12	43875	12	44839				
13	43561	13	43875	13	43875	13	44875				
14	43561	14	43875	14	43875	14	44911				
15	43561	15	43875	15	43875	15	44947				
16	43561	16	44255	16	44255	16	44983				
17*	133196										
Block D			Block F			Block H					
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	44255	1	44255	20	43597						
2	43875	2	43875	21	43618						
3	43875	3	43875	22	43639						
4	43875	4	43875	23	43661						
5	43875	5	43875								
6	43875	6	43875								
7	43875	7	43875								
8	44010	8	44010								
9	44010	9	44010								
10	43875	10	43875								
11	43875	11	43875								
12	43875	12	43875								
13	43875	13	43875								
14	43875	14	43875								
15	43875	15	43875								
16	44255	16	44255								

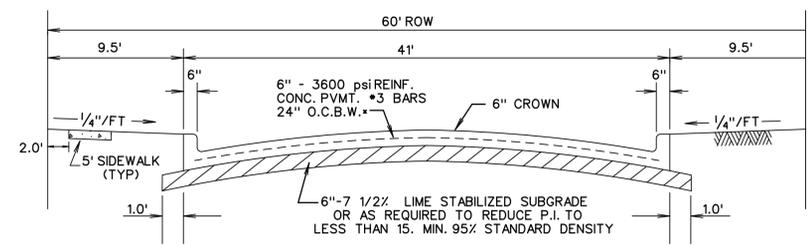
* Denotes Open Space Lot



VISIBILITY EASEMENT DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

TOTAL ACRES 138.756
 TOTAL RESIDENTIAL LOTS 107
 RESIDENTIAL DENSITY 1.29

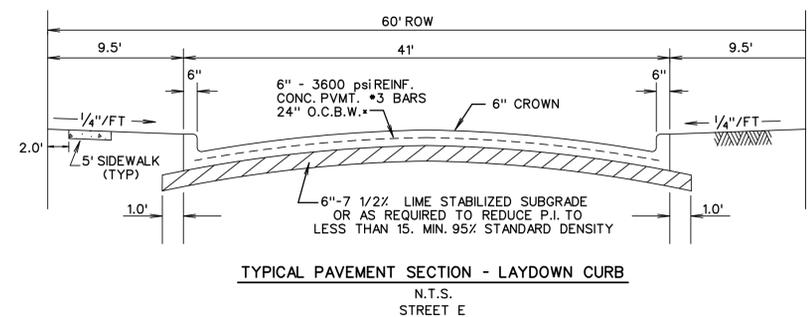
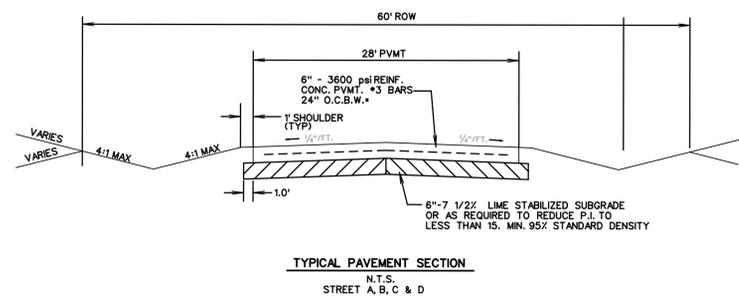
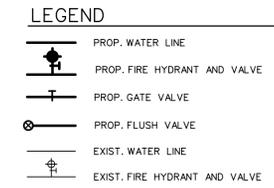
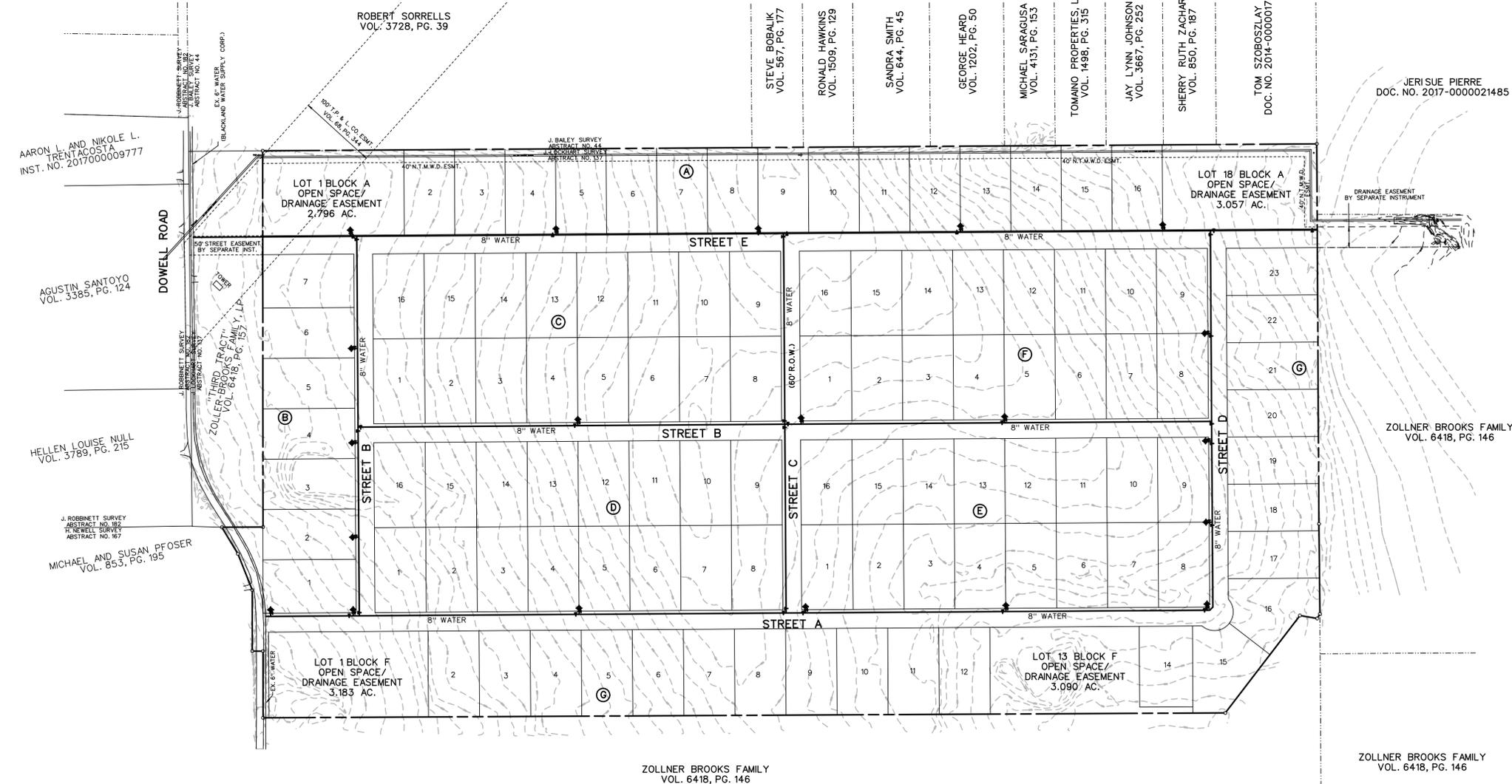
PRELIMINARY PLAT
OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
 HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX

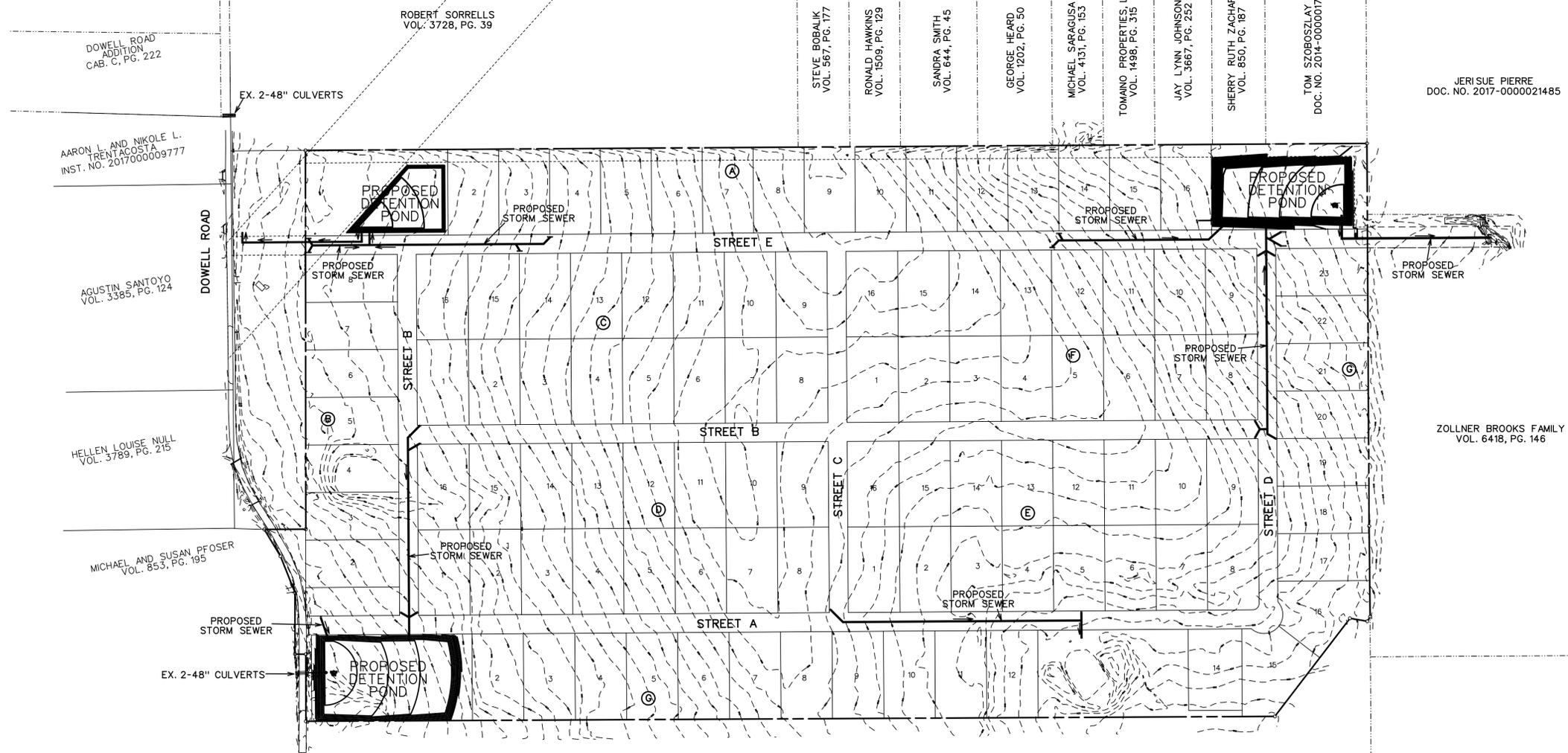
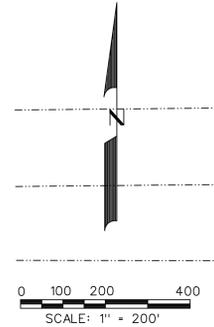


0 100 200 400
SCALE: 1" = 200'



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



ROBERT SORRELLS
VOL. 3728, PG. 39

STEVE BOBALIK
VOL. 567, PG. 177

RONALD HAWKINS
VOL. 1509, PG. 129

SANDRA SMITH
VOL. 644, PG. 45

GEORGE HEARD
VOL. 1202, PG. 50

MICHAEL SARAGUSA
VOL. 4131, PG. 153

TOMAINO PROPERTIES, LP.
VOL. 1496, PG. 315

JAY LYNN JOHNSON
VOL. 3667, PG. 252

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

TOM SZOBOSZLAY
DOC. NO. 2014-0000017141

JERISUE PIERRE
DOC. NO. 2017-0000021485

AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 201700009777

AGUSTIN SANTOYO
VOL. 3385, PG. 124

HELEN LOUISE NULL
VOL. 3789, PG. 215

MICHAEL AND SUSAN PFOSEK
VOL. 853, PG. 195

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

LEGEND
 - - - - - PROP. STORM SEWER
 - - - - - PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN
OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
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 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
 CASE #P2019-XXX