



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-010

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

CROWELLS HIDDEN VALLEY ESTATES

Lot

1

Block

General Location

SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

ETS

Current Use

Vacant

Proposed Zoning

ETS

Proposed Use

Residential

Acreage

2.47

Lots [Current]

Lots [Proposed]

**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

BRYAN WREYFORD

Applicant

Contact Person

DOUG STEWART

Address

18877 FM 2755

Address

City, State & Zip

ROYSE CITY, TX 75189

City, State & Zip

Phone

972-765-4522

Phone

214-340-9700

E-Mail

bww4522@gmail.com

E-Mail

DOUG@TXHERITAGE.ONMICROSOFT.COM

## NOTARY VERIFICATION [REQUIRED]

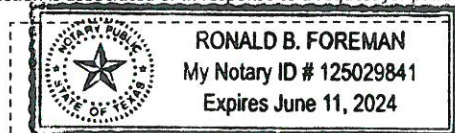
Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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<sup>TH</sup> day of MARCH, 2021.

Owner's Signature


Notary Public in and for the State of Texas

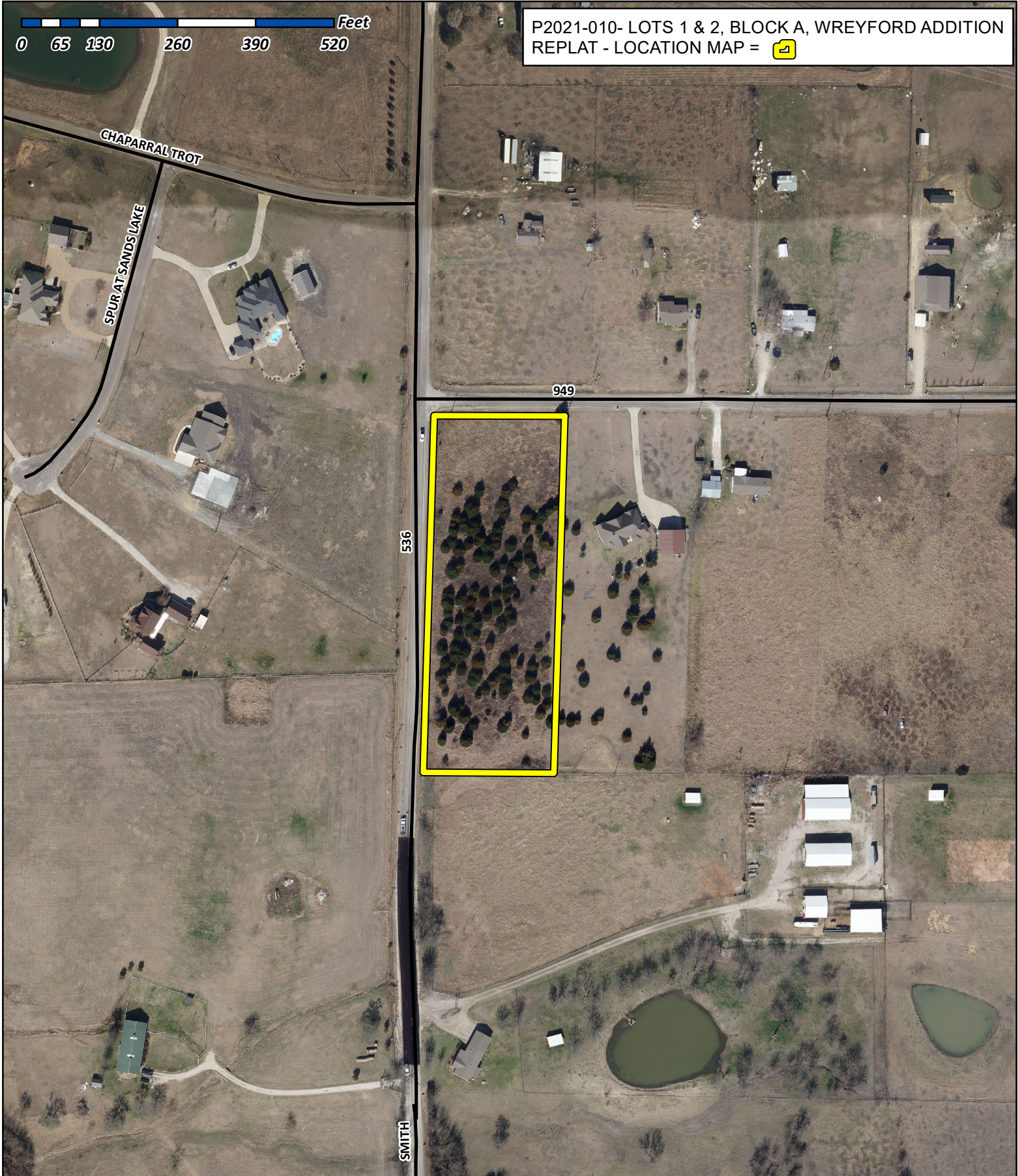


My Commission Expires

6/11/24

0 65 130 260 390 520 Feet

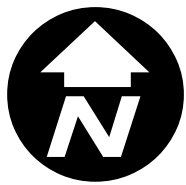
P2021-010- LOTS 1 & 2, BLOCK A, WREYFORD ADDITION  
REPLAT - LOCATION MAP = 



# City of Rockwall

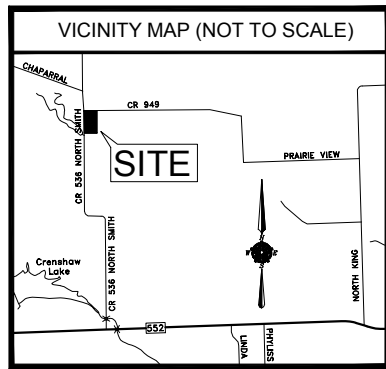
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.



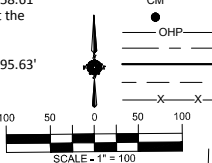
**GENERAL NOTES:**

- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The purpose of this plat is to create 2 lots out of 1 platted lot.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- City of Rockwall control monuments used:  
 COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. + 100' south of the Airport Rd. centerline.  
 Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'  
 COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate  
 Northing- 7,020,550.132 Easting- 2,607,463.893 Elevation- 595.63'



**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C. SQ. FT.	COUNTY CLERK SQUARE FEET
IRF	IRON ROD FOUND
IRF	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP
IRF	CONTROL MONUMENT
IRF	CONTROL POLE
CM	OVERHEAD POWER LINE
—	CENTERLINE
---	BOUNDARY LINE
- - - -	EASEMENT LINE
X X	BARBWARE FENCE



**LEGAL DESCRIPTION**

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northwest corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) ( variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (03/01/2021)**  
 Gary E. Johnson Registered Public Surveyor No. 5299

**APPROVED:**

Rockwall County Judge \_\_\_\_\_ 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 Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning \_\_\_\_\_ City \_\_\_\_\_

Engineer \_\_\_\_\_

**OWNER'S CERTIFICATION [PUBLIC DEDICATION]**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF COLLIN

We the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Bryan Wreyford \_\_\_\_\_ Edith Wreyford \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **BRYAN WREYFORD**, 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 \_\_\_\_\_

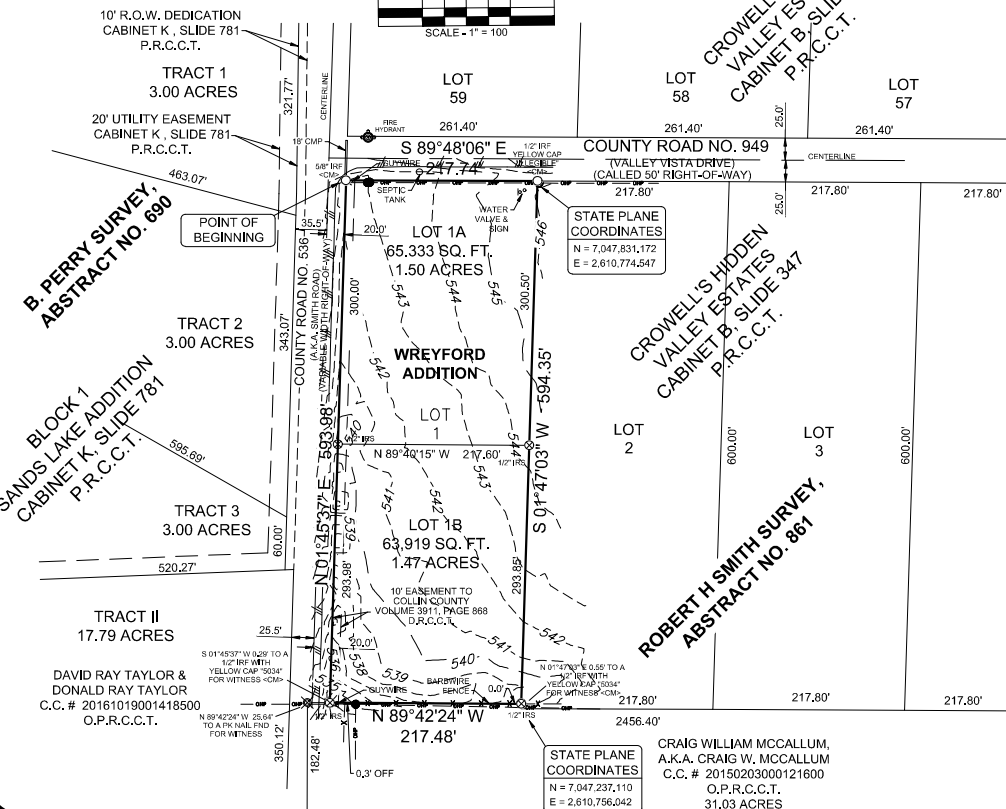
Notary Public in and for the State of Texas \_\_\_\_\_ My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **EDITH WREYFORD**, 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 \_\_\_\_\_

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



**TEXAS HERITAGE**  
 SURVEYING, LLC  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm #0169300

OWNER  
 BRYAN & EDITH WREYFORD  
 18877 FM 2755  
 ROYCE CITY, TEXAS 75189

CRAIG WILLIAM MCCALLUM,  
 A.K.A. CRAIG W. MCCALLUM  
 C.C. # 20150203000121600  
 O.P.R.C.C.T.  
 31.03 ACRES

STATE PLANE COORDINATES  
 N = 7,047,237,110  
 E = 2,610,756,642