



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-054

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<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)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

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

Subdivision Emerson Farms

Lot

Block

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 138.756

Lots [Current]

Lots [Proposed]

107

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

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

Owner Harlan Properties, Inc.

Applicant Corwin Engineering, Inc.

Contact Person Suresh Shridharani

Contact Person Chase Finch

Address 2404 Texas Drive, Ste. 103

Address 200 W. Belmont, Ste. E

City, State & Zip Irving, Texas 75062

City, State & Zip Allen, Texas 75013

Phone 972-659-0655 ext. 110

Phone 469-879-9157

E-Mail sureshns@aol.com

E-Mail cfinch@corwinengineering.com

## NOTARY VERIFICATION [REQUIRED]

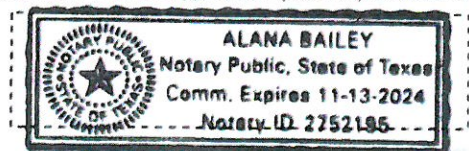
Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

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

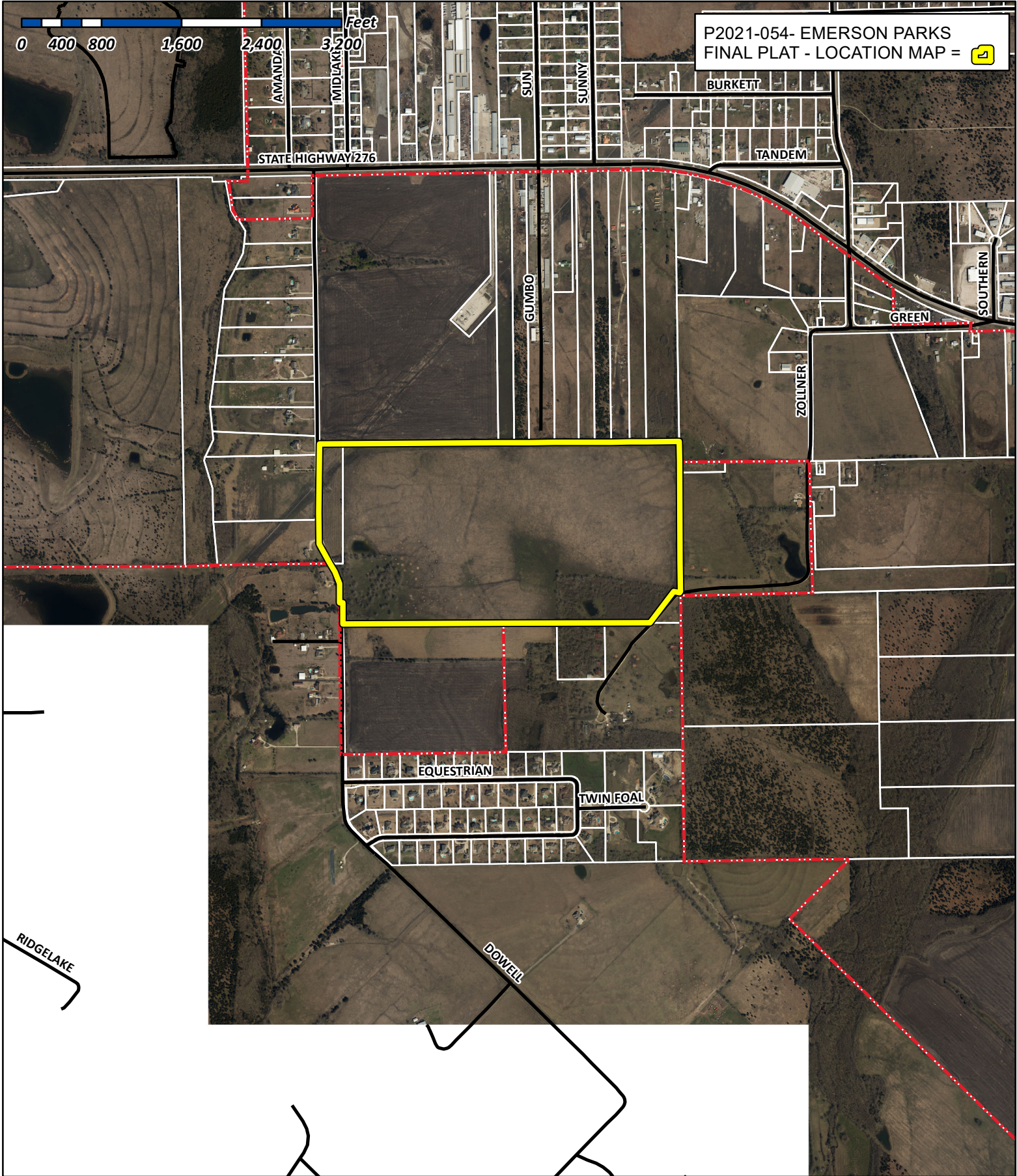
Given under my hand and seal of office on this the 12<sup>th</sup> day of October, 20 21.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



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

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

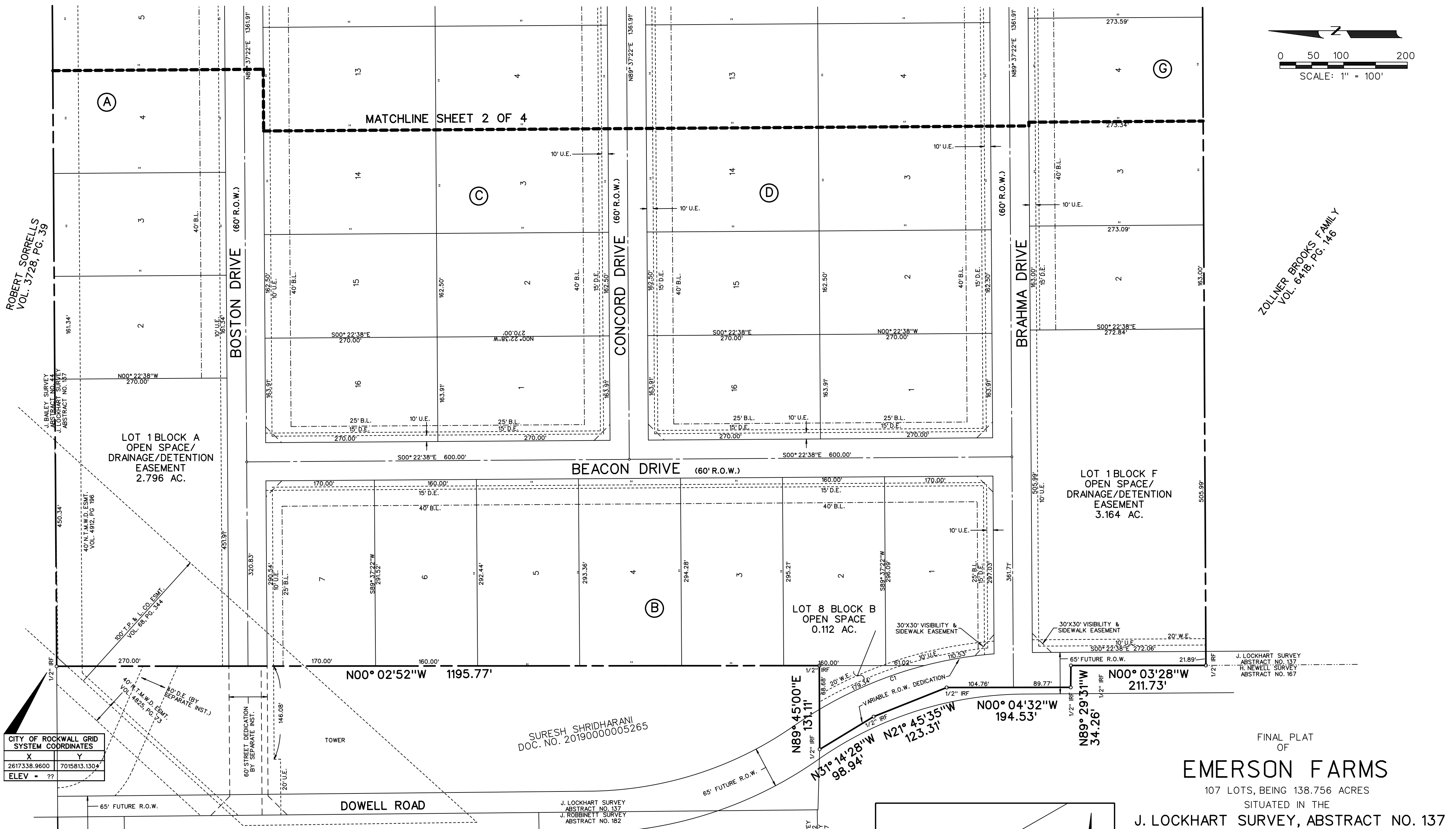
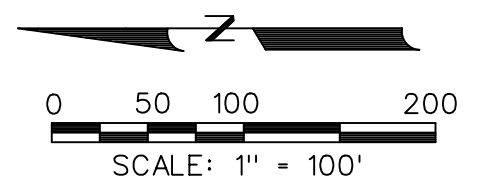


# City of Rockwall

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

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





CITY OF ROCKWALL GRID SYSTEM COORDINATES

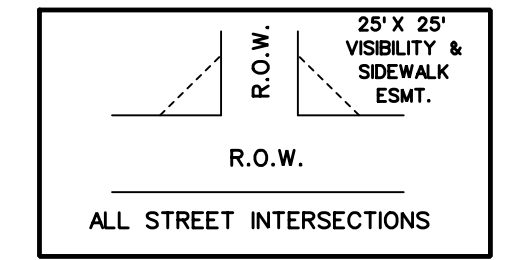
X	Y
2617338.9600	7015813.1304
ELEV = ??	

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

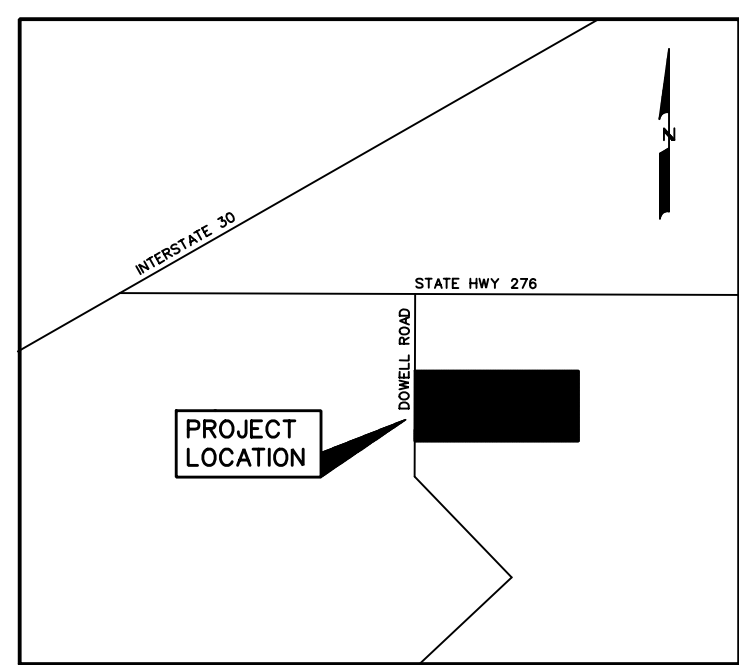
7. Property owner to maintain and repair area from edge of paving to property line.

**CURVE TABLE**

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

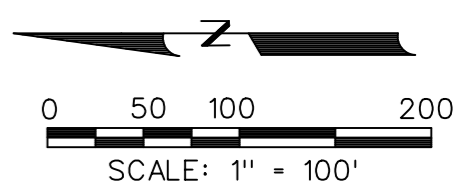
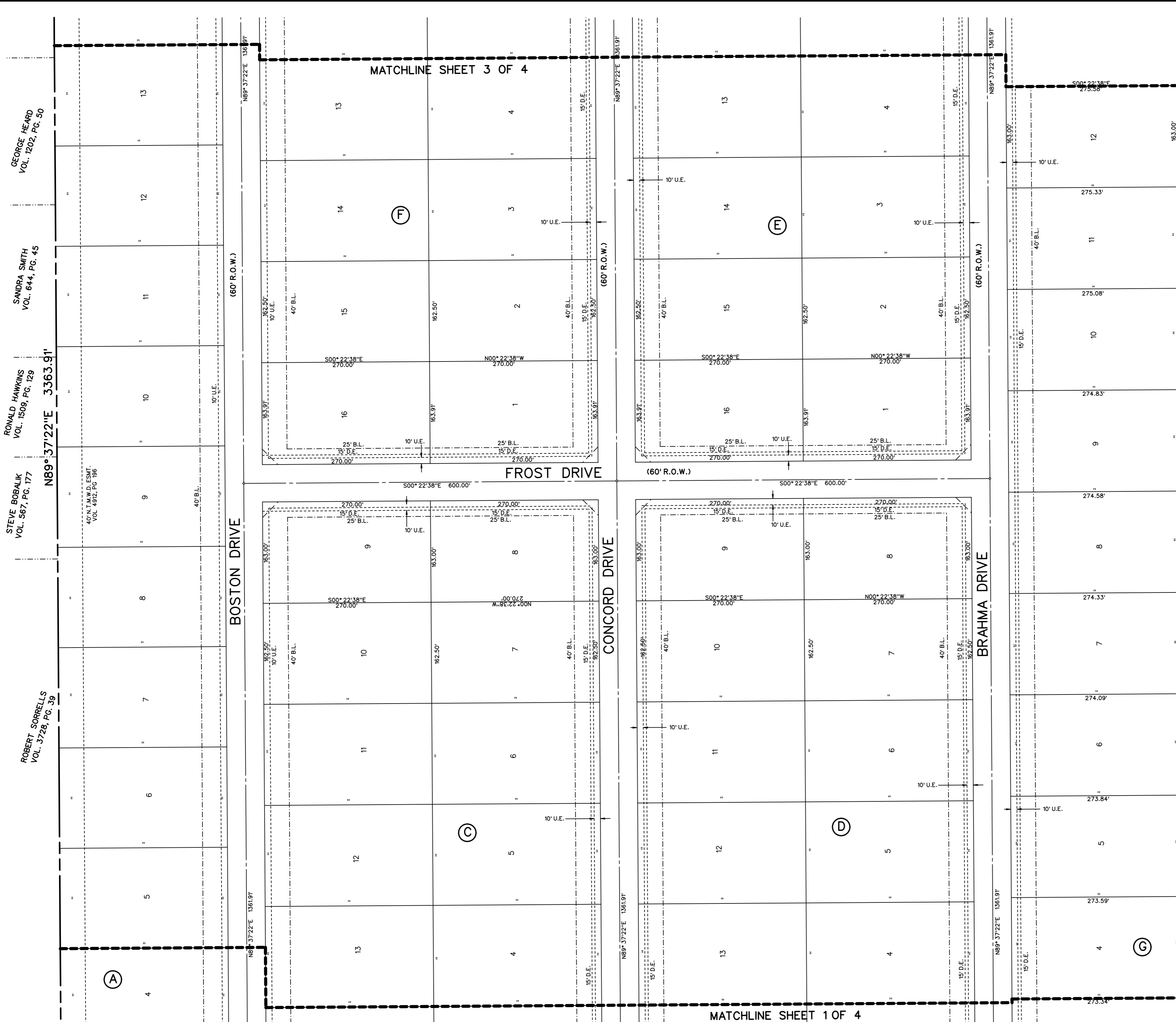


VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.



LOCATION MAP  
N.T.S.

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



ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146

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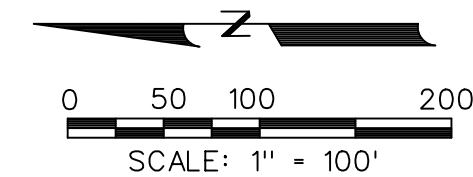
OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

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

CURVE TABLE

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



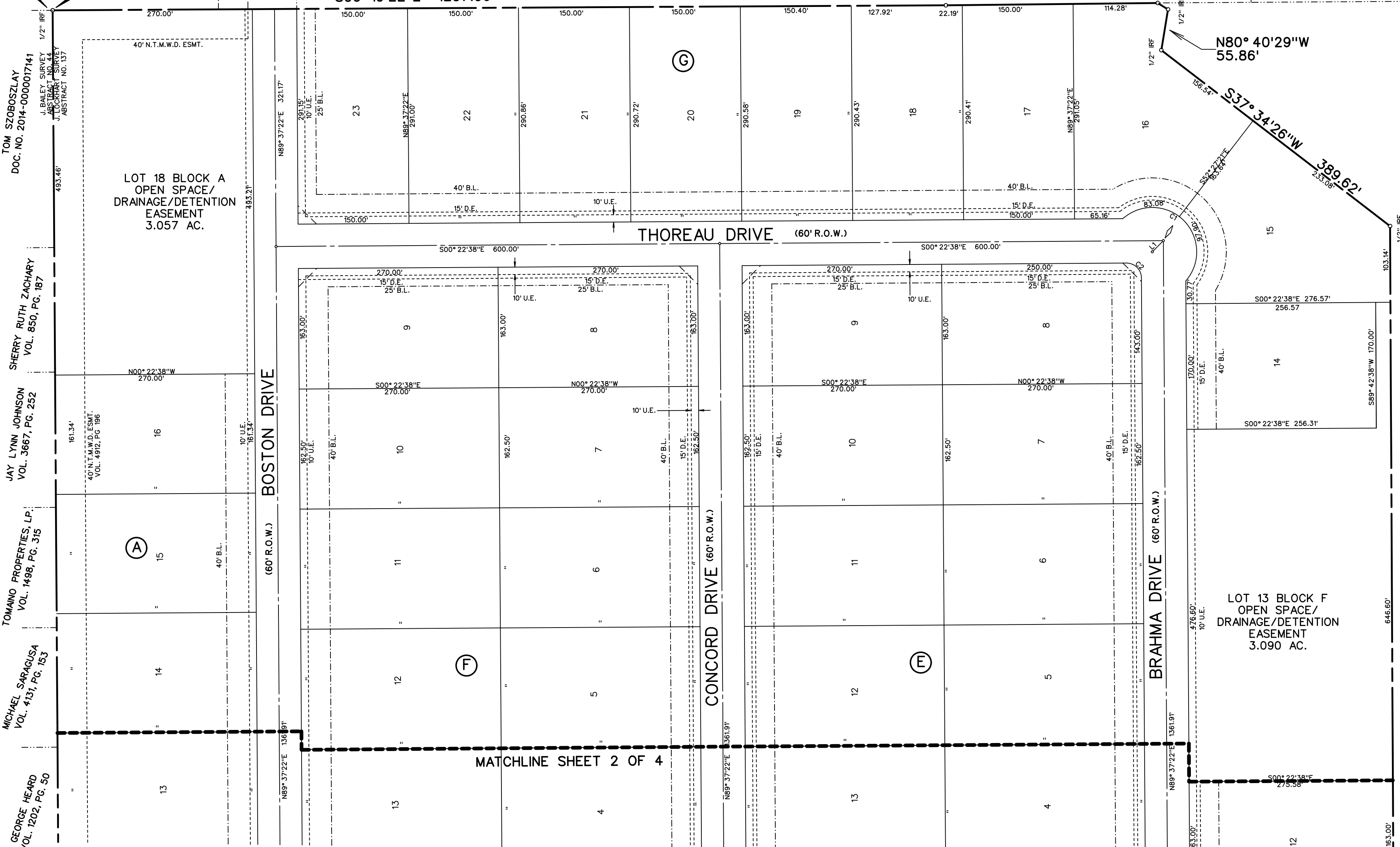
POINT OF BEGINNING

JERI SUE PIERRE  
DOC. NO. 2017-000021485

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

ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146



TOM SZOBOSZLAY  
DOC. NO. 2014-0000017141

SHERRY RUTH ZACHARY  
VOL. 850, PG. 187

JAY LYNN JOHNSON  
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP  
VOL. 1498, PG. 315

MICHAEL SARAGUSA  
VOL. 413, PG. 153

GEORGE HEARD  
VOL. 1202, PG. 50

ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146

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OWNER  
HARLAN PROPERTIES, INC.  
2404 TEXAS DRIVE, SUITE 103  
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OCTOBER 2021 SCALE 1" = 100'

OWNER'S CERTIFICATE

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

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

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

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

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

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

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

HARLAN PROPERTIES, INC..

Suresh Shridharani
President

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

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

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

Planning & Zoning Commission Date

APPROVED

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR CERTIFICATE

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

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

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

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

Notary Public in and for the State of Texas

FINAL PLAT OF EMERSON FARMS
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