



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 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 on the south side of and with frontage with N Country Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Ag & 1 residential lot

PROPOSED ZONING SF-1

PROPOSED USE Two 1-acre min SF residential lots

ACREAGE 2.581

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **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 Estate of Karl W Erwin

☒ APPLICANT Skorborg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [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 \$239.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 24 th DAY OF MARCH, 2025. 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."

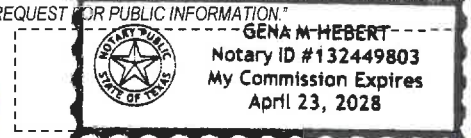
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF March, 2025.

OWNER'S SIGNATURE

[Signature of Karl Erwin]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature of Genie M. Hebert]



MY COMMISSION EXPIRES 4/23/2028



Z2025-018: Zoning Change from AG to SFE-2.0

PD-90

WICKERSHAM RD

N COUNTRY LN

AG

PD-104

Case Location Map = [icon]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

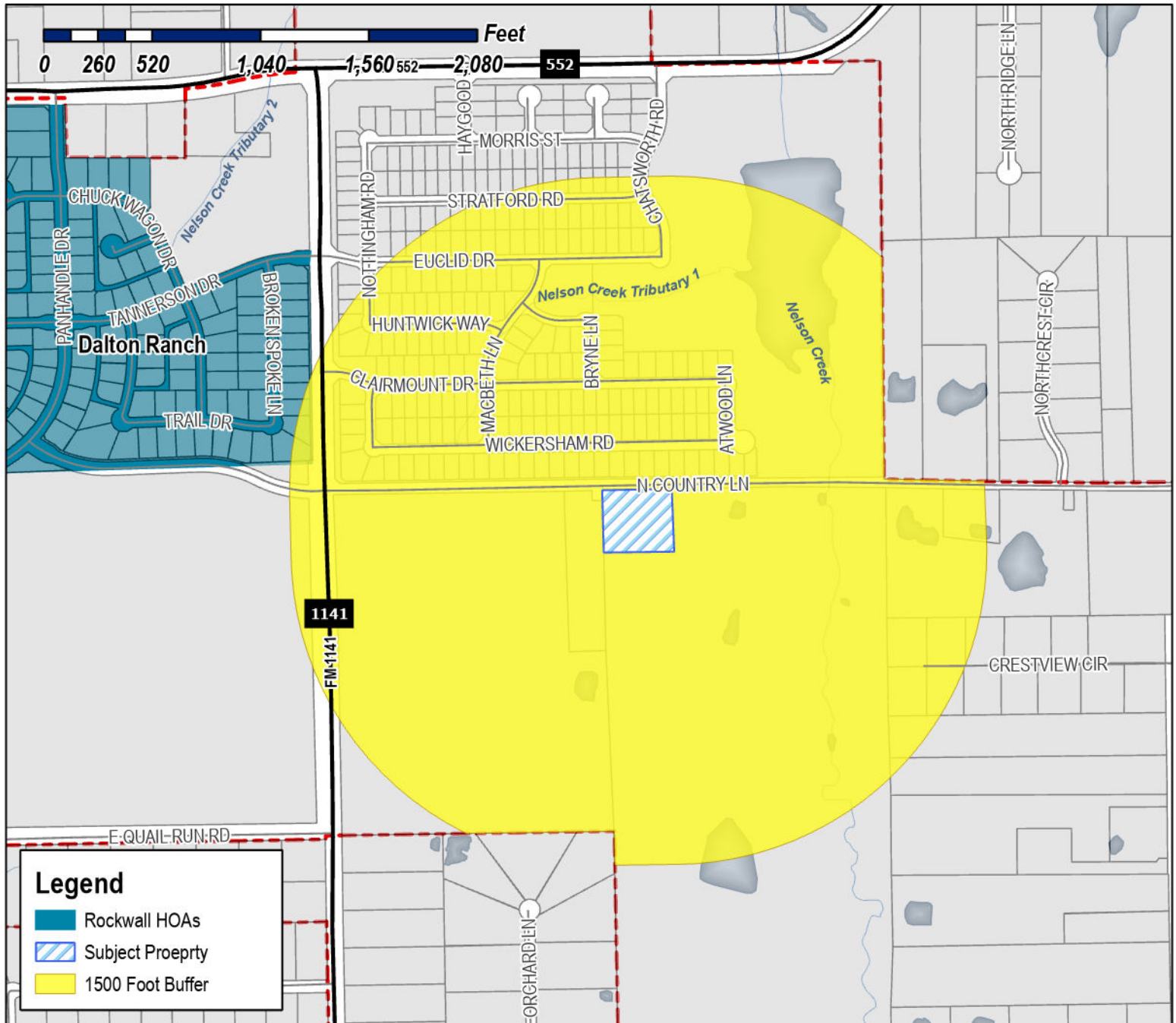




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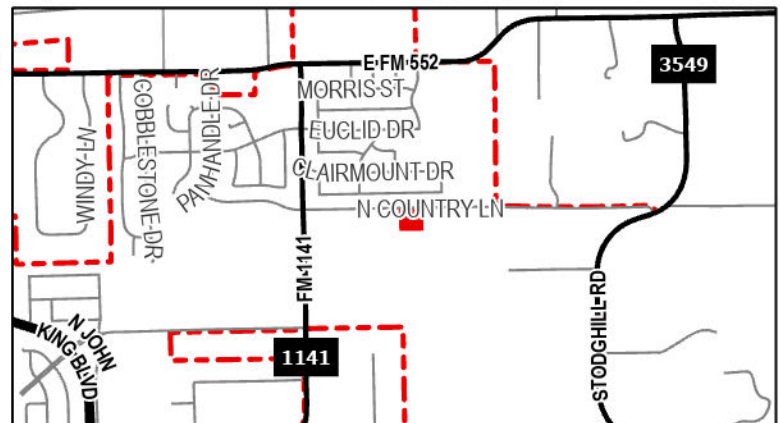
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Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-2.0
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 4/1/2025

For Questions on this Case Call (972) 771-7745

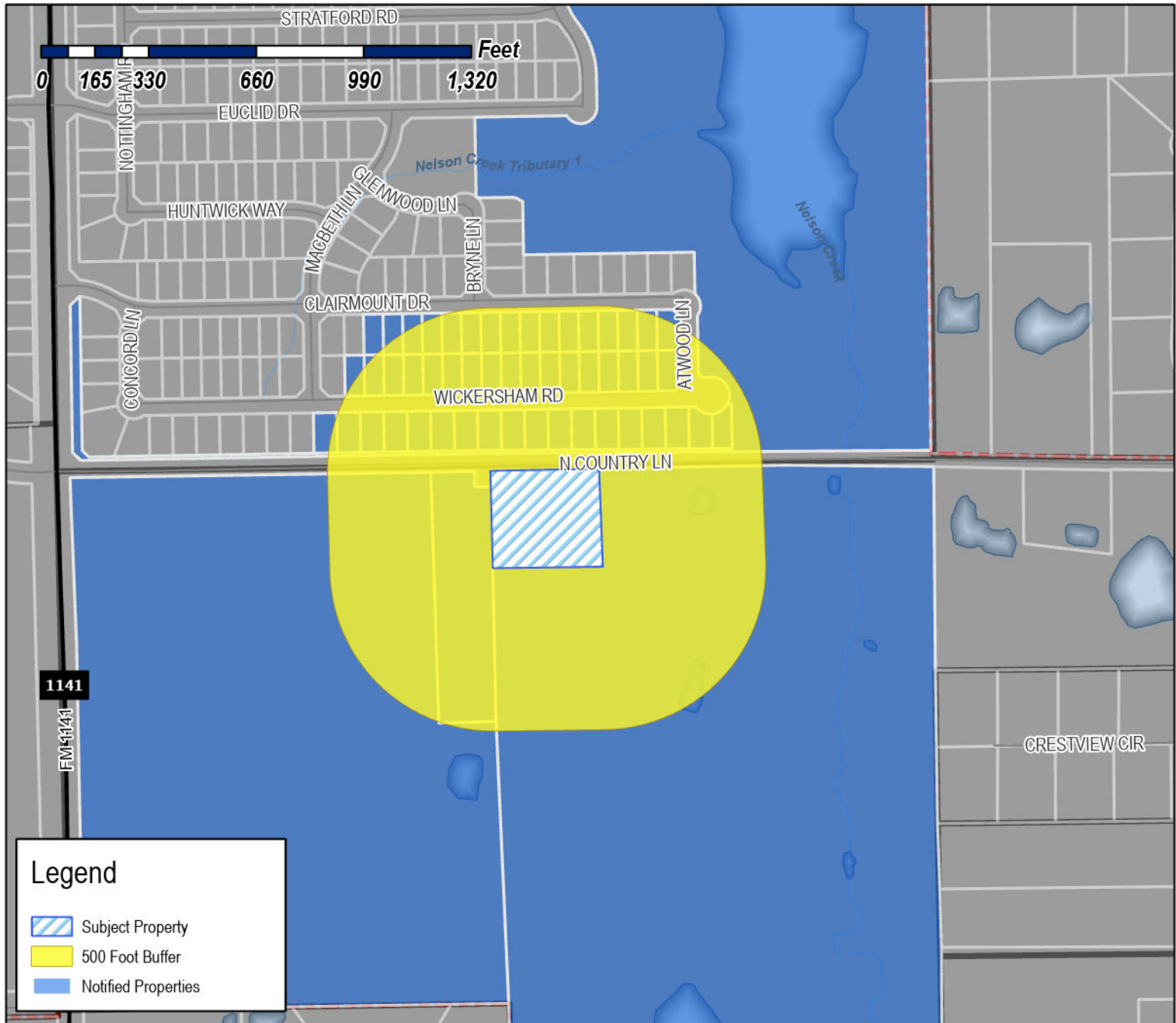




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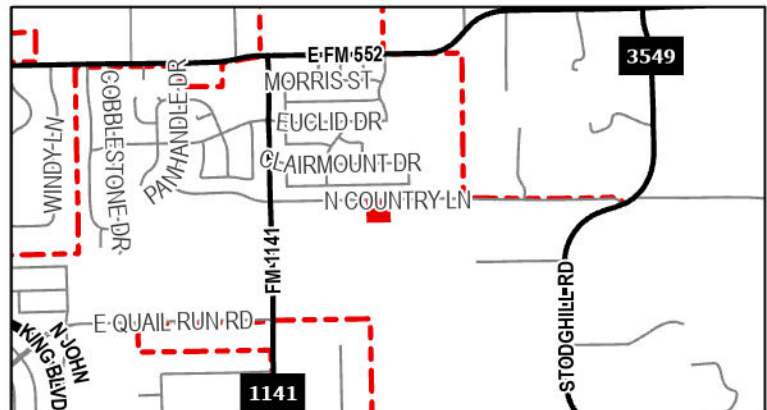
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Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-2.0
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 3/31/2025

For Questions on this Case Call: (972) 771-7745



QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

LAMA-CASTRO ESTEBAN RICARDO & GRACIE
LAMA
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2129 Clairmount Dr
Rockwall, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

SALTER CHRIS DAVID & LISA GALLEGOS
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

CHON JOYCE & TU CHIN &
NAM L KIM
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

FULCHER CARRIE &
JAKE ARLEDGE
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W Lovers Ln Ste 150
Dallas, TX 75209

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

SKORBURG

C O M P A N Y

Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 27, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the April 17, 2025 submittal cycle, the Skorburg Company (on behalf of The Estate of Karl W. Erwin, the "Owner") respectfully requests the enclosed zoning change proposal be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. The \pm 2.581 acres is expected to remain owned by the Owner for the foreseeable future, and the subject property is located within Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located east of FM 1141 on the south of and with road frontage to North Country Lane (the "Property").

The Property is currently zoned AG and contains one residential homestead. This is a straight zoning request to change the zoning to SF-1 (minimum 1-acre lots) with the objective of allowing the Owner to plat the Property in the future for two (2) minimum 1-acre sized lots (not to exceed 2 single family residential lots on the \pm 2.581 acres).

Subject to receipt of the necessary approvals and in conjunction with the development of the Erwin Farms subdivision, the developer of Erwin Farms is committed to constructing / extending a sanitary sewer line into the Property in a manner that will enable the future lots within the Property to be on the City's sanitary sewer system as depicted on Exhibit "A" attached hereto.

If you have any questions or need further information, please don't hesitate to contact me.

Sincerely,

Skorburg Company

By:


Adam J. Buczek, President

Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

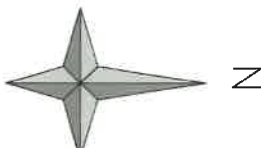
BEGINNING at PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

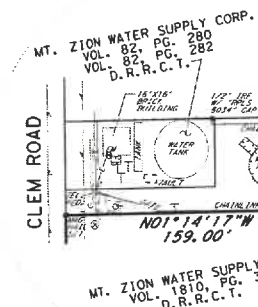
THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.



Scale: 1"=200'



WILLIAM DALTON SURVEY
ABSTRACT NO. 72

JOHN M. GASS SURVEY
ABSTRACT NO. 88

JOHN M. GASS SURVEY
ABSTRACT NO. 88

POINT OF
BEGINNING
TRACT 2

TRACT 1

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;
THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract, a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1350.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally, with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northeast corner of Northeast Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northeast Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 2014000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 2,277,500 square feet (98.198 acres) of land, of which a portion lies within publicly used roadways.

TRACT 2

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

CERTIFICATION

I do hereby certify to Benchmark Title; Karl Daniel Erwin, Trustee of Sub-Trust-A of the Karl W. Erwin Family Trust created under that First Restatement of Karl W. Erwin Family Trust dated July 8, 1998 and Lenore W. Erwin, Skorburg Retail Corporation, a Texas Corporation; Erwin Farms SF, Ltd, a Texas Limited partnership; Erwin Farms SF OP Corporation, a Texas corporation and Fidelity National Title Insurance Company that this survey was prepared from an on the ground survey under my supervision on November 25, 2024. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldesari
Registered Professional Land Surveyor 5504

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GF No. PL24-37432, effective date March 5, 2025. Schedule B items are as follows:
 - Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 423 - blanket easement, may affect
 - Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 421 - blanket easement, may affect
 - Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 350 - affects, shown
 - Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 352 - affects, shown
 - Lone Star Gas Company Easement, recorded in Volume 25, Page 687 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
98.198 ACRE TRACT
AND A
2.581 ACRE TRACT
OUT OF THE
JOHN M. GASS SURVEY, ABST. NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75012
972-949-8669

MARCH 2025

EXHIBIT "A"



— = Alignment of sanitary sewer line to the Property via Erwin Farms.