



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 _____

SUBDIVISION

Erwin Farms

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

98.198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

123

- 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

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

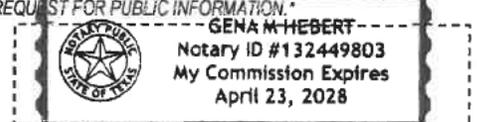
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. 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 13th DAY OF March, 2026.

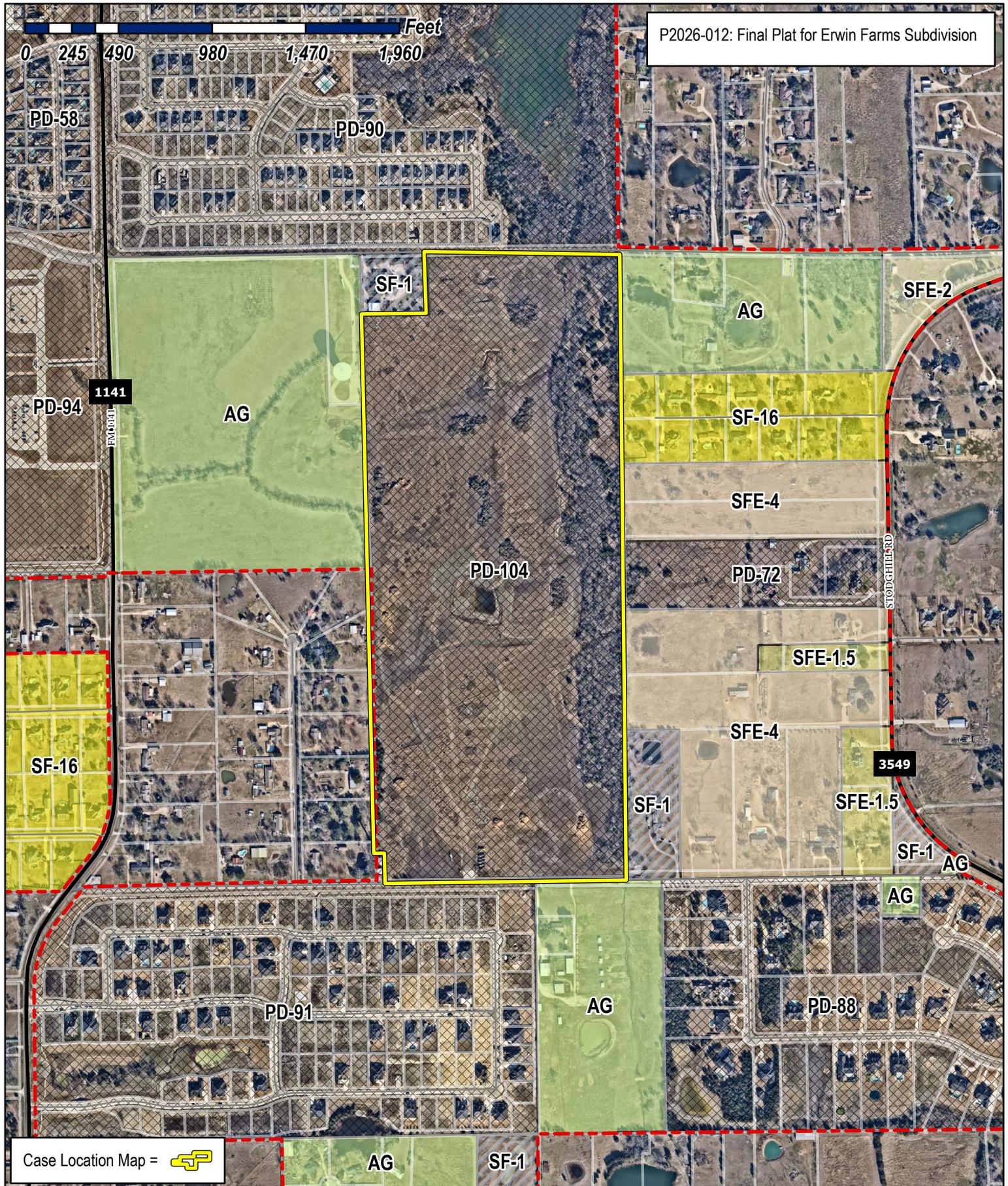
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 4/23/2028

P2026-012: Final Plat for Erwin Farms Subdivision



Case Location Map = 



City of Rockwall

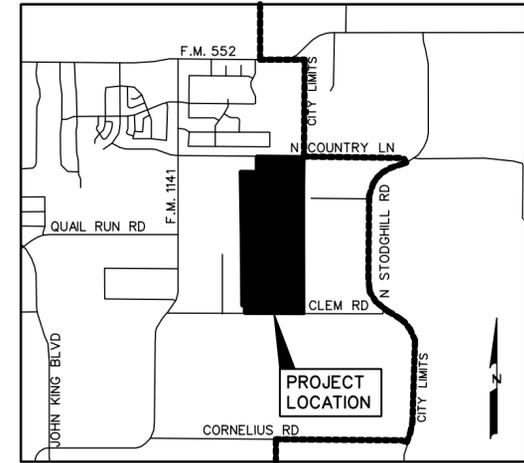
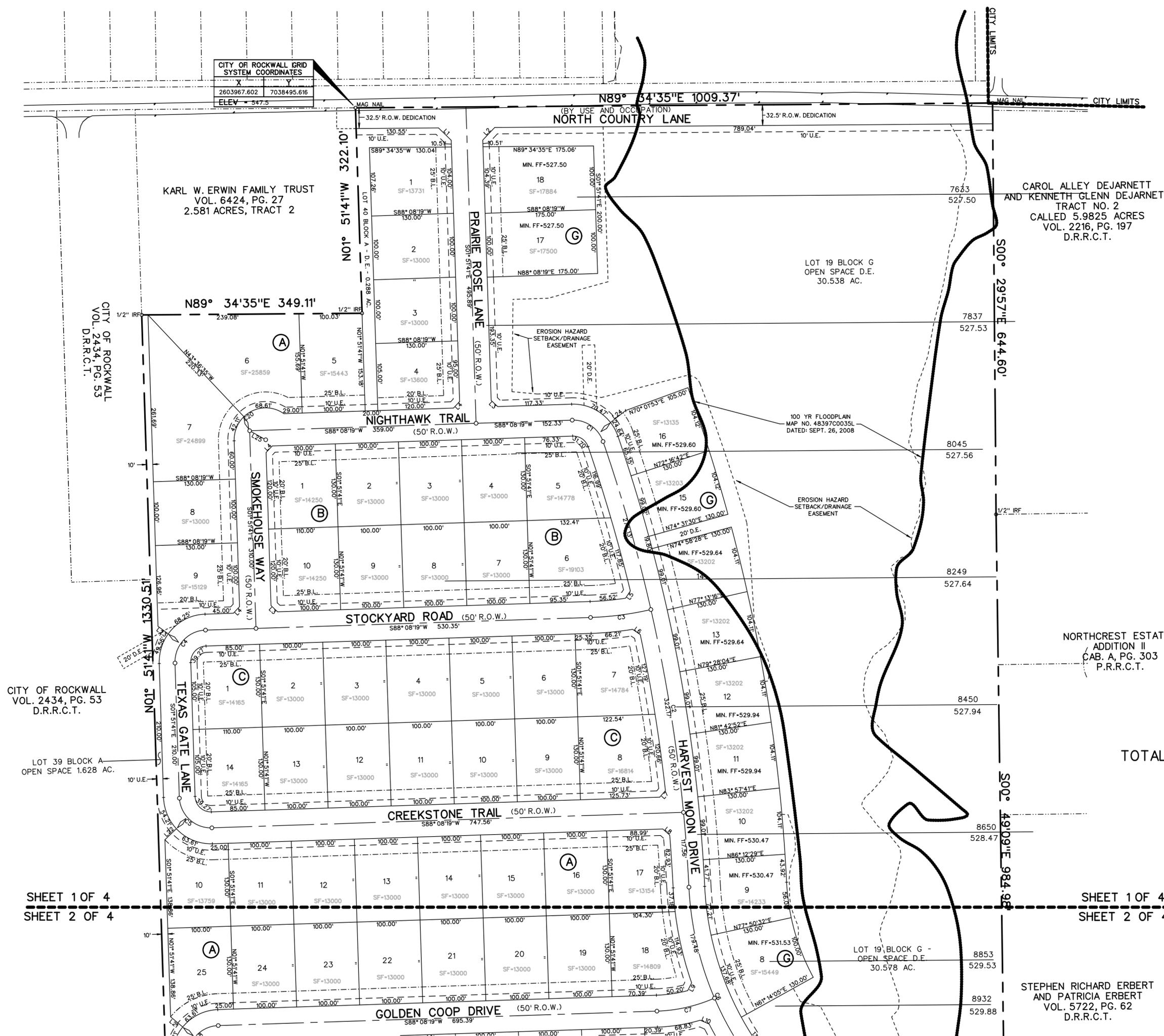
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603967.602	7038495.616
ELEV = 547.5	



LOCATION MAP
N.T.S.

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

STEPHEN RICHARD ERBERT
AND PATRICIA ERBERT
VOL. 5722, PG. 62
D.R.R.C.T.

MARCH 2026 SCALE 1" = 100'

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 1 OF 4
SHEET 2 OF 4

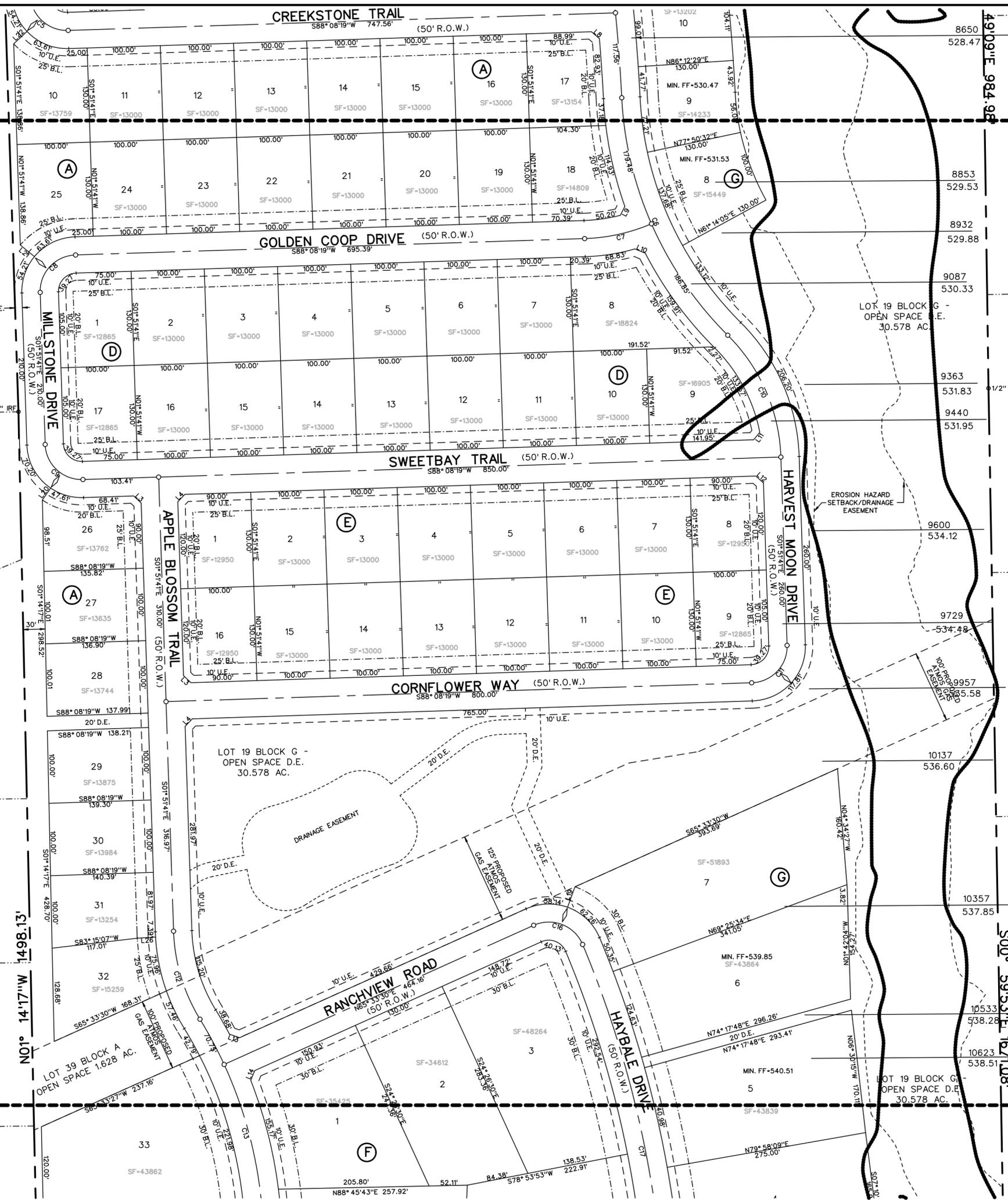
SHEET 1 OF 4
SHEET 2 OF 4

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

SHEET 2 OF 4
SHEET 3 OF 4

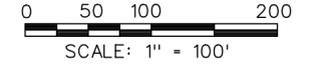
CORWIN JOB #25024



WATSON ESTATES
CAB. G. PG. 319
P.R.R.C.T.

SHEET 1 OF 4
SHEET 2 OF 4

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.



FINAL PLAT
OF

ERWIN FARMS

- LOTS 1-40, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-14, BLOCK C
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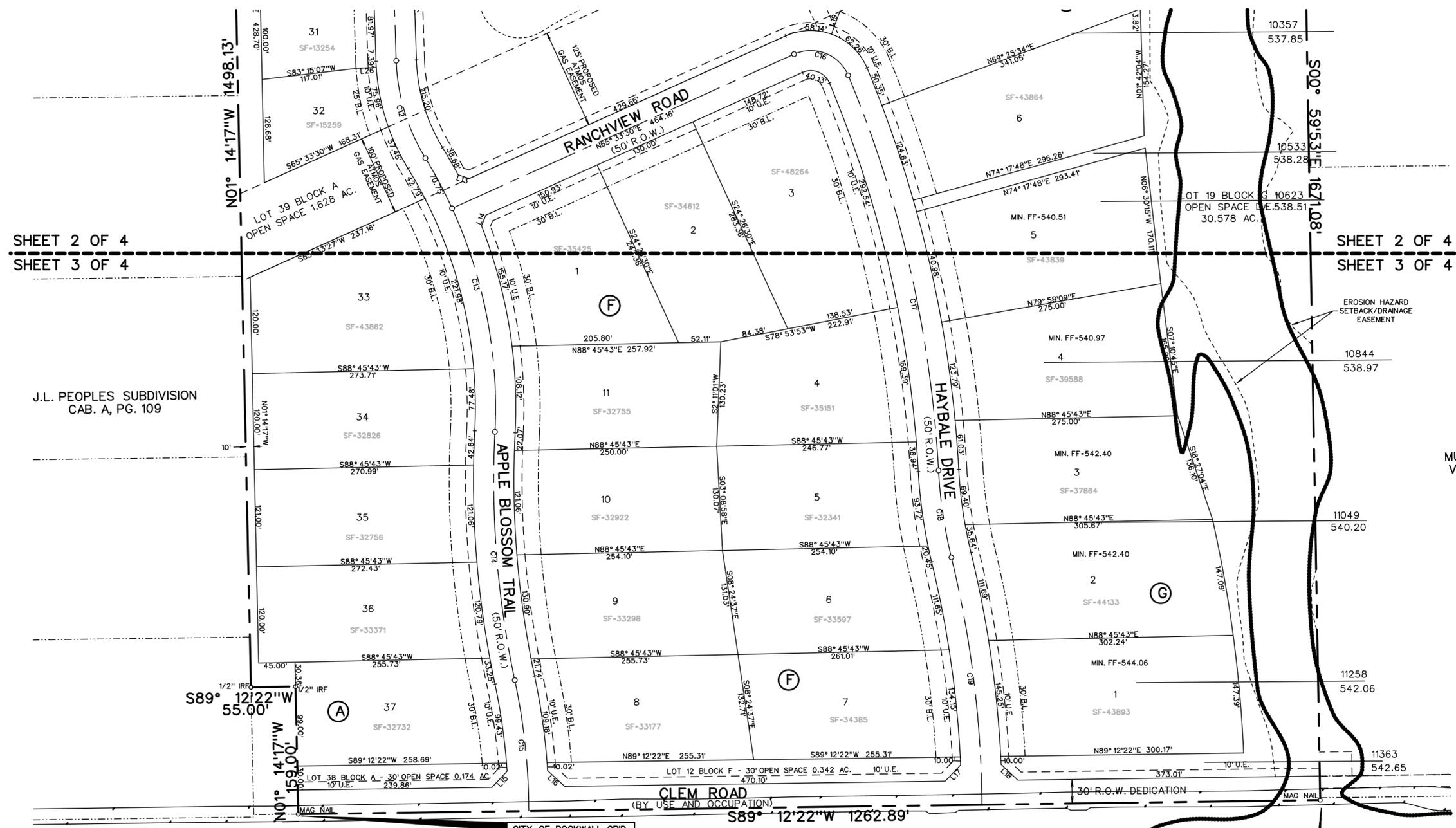
OWNER
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972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

10844



SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

MUSTANG ACRES
VOL. P, PG. 377

FINAL PLAT
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

ERWIN FARMS SF, LTD.
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the 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
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- - City Limits Line
◇ - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

APPROVED

I hereby certify that the above and foregoing ERWIN FARMS was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the John M Gass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 98.198 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the southeast corner of said 98.198 acre tract and being in Clem Road (Variable R.O.W.):

THENCE, South 89°12'22" West, along the south line of said 98.198 acre tract and along Clem Road, for a distance of 1262.89 feet, to a mag nail found at the most southerly southwest corner of said 98.198 acre tract;

THENCE, North 01°14'17" West, departing Clem Road and along the west line of said 98.198 acre tract, for a distance of 159.00 feet, to a 1/2 inch iron rod found;

THENCE, South 89°12'22" West, continuing along said west line, for a distance of 55.00 feet, to a 1/2 inch iron rod found;

THENCE, North 01°14'17" West, continuing along said west line, for a distance of 1498.13 feet, to a 1/2 inch iron rod found;

THENCE, North 01°51'41" West, continuing along said west line, for a distance of 1330.51 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 98.198 acre tract;

THENCE, North 89°34'35" East, along a north line of said 98.198 acre tract, for a distance of 349.11 feet, to a 1/2 inch iron rod found at an interior ell corner of said 98.198 acre tract;

THENCE, North 01°51'41" West, along the west line of said 98.198 acre tract, for a distance of 322.10 feet, to a mag nail found at the most northerly northwest corner of said 98.198 acre tract and being in North Country Lane (Variable R.O.W.):

THENCE, North 89°34'35" East, along the north line of said 98.198 acre tract and with said North Country Lane, for a distance of 1009.37 feet, to a mag nail found and the northeast corner of said 98.198 acre tract;

THENCE, South 00°29'57" East, departing said North Country Lane and along the east line of said 98.198 acre tract, for a distance of 644.60 feet, to a 1/2 inch iron rod found;

THENCE, South 00°49'09" East, continuing along said east line, for a distance of 984.98 feet, to a 1/2 inch iron rod found;

THENCE, South 00°59'53" East, continuing along said east line, for a distance of 1671.08 feet, to the POINT OF BEGINNING and containing 98.198 acres of land.

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN 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. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (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. I (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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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. 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ERWIN FARMS SF, LTD.

John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 _____, 2026.

Notary Public in and for the State of Texas

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
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TOTAL RESIDENTIAL LOTS 123
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OUT OF THE
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ABSTRACT NO. 88
IN THE
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ROCKWALL COUNTY, TEXAS

OWNER
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DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 46°08'33" E	27.92'
2.	N 43°51'27" E	27.23'
3.	S 46°51'41" E	14.14'
4.	S 43°08'19" W	14.14'
5.	S 33°33'33" W	13.63'
6.	N 55°57'03" W	14.47'
7.	S 40°55'44" W	13.63'
8.	N 48°22'26" W	14.53'
9.	N 27°06'09" E	13.66'
10.	S 66°56'58" E	15.41'
11.	S 39°13'32" W	13.27'
12.	S 46°51'41" E	14.14'
13.	N 70°48'26" W	14.49'
14.	N 21°55'27" E	14.49'
15.	S 43°01'42" W	27.72'
16.	S 46°52'37" E	28.83'
17.	S 43°31'33" W	27.95'
18.	S 46°26'30" E	28.61'
19.	N 19°58'26" E	30.00'
20.	N 34°30'34" E	20.00'
21.	N 50°27'07" W	25.00'
22.	S 46°43'44" W	25.00'
23.	S 53°59'52" E	20.00'
24.	N 51°58'28" E	30.41'
25.	N 60°53'52" E	29.15'
26.	S 86°36'00" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	72°39'25"	50.00'	63.41'	37.14'	N55°31'59"W
2.	16°21'37"	2500.00'	713.85'	711.43'	N11°01'28"W
3.	11°03'38"	500.00'	96.52'	96.37'	N82°36'30"E
4.	90°00'01"	50.00'	78.54'	70.71'	N43°08'19"E
5.	90°00'03"	50.00'	78.54'	70.71'	S46°51'43"E
6.	41°58'42"	500.00'	366.33'	358.19'	S23°50'00"E
7.	21°32'58"	250.00'	94.03'	93.47'	N77°21'49"E
8.	89°59'58"	50.00'	78.54'	70.71'	N43°08'18"E
9.	90°00'00"	50.00'	78.54'	70.71'	S46°51'41"E
10.	42°57'40"	250.00'	187.45'	183.09'	N23°20'32"W
11.	90°00'00"	50.00'	78.54'	70.71'	N43°08'19"E
12.	29°20'11"	250.00'	128.00'	126.61'	S16°31'47"E
13.	34°06'14"	600.00'	357.13'	351.89'	S14°08'45"E
14.	14°51'40"	1200.00'	311.25'	310.38'	S04°31'29"E
15.	11°46'13"	800.00'	164.34'	164.05'	S06°04'13"E
16.	91°58'34"	50.00'	80.26'	71.92'	N68°27'13"W
17.	19°22'42"	1500.00'	507.32'	504.91'	N12°46'34"W
18.	10°28'01"	600.00'	109.61'	109.46'	N08°19'14"W
19.	13°07'06"	1360.00'	311.38'	310.70'	N06°59'42"W

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 _____, 2026.

WARREN L. CORWIN
R.P.L.S. No. 4621