



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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1&3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1&2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1&3}
- ☒ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1,2&3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1,2&3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1&3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1&3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³ AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ONLY EITHER IN PERSON OR BY MAIL. THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 248 RUSSELL DR.

SUBDIVISION ROCKWALL LAKE PROPERTIES DEV. #2 LOT 1232 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE EMPTY LOT

PROPOSED ZONING SINGLE RESIDENT

PROPOSED USE NEW SINGLE FAMILY

ACREAGE .2

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 ALEX FLORES

☐ APPLICANT _____

CONTACT PERSON " "

CONTACT PERSON _____

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 Alejandro Flores [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

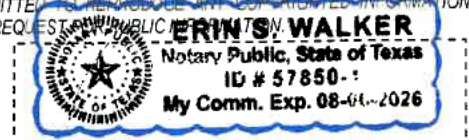
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JULY, 2026. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2026

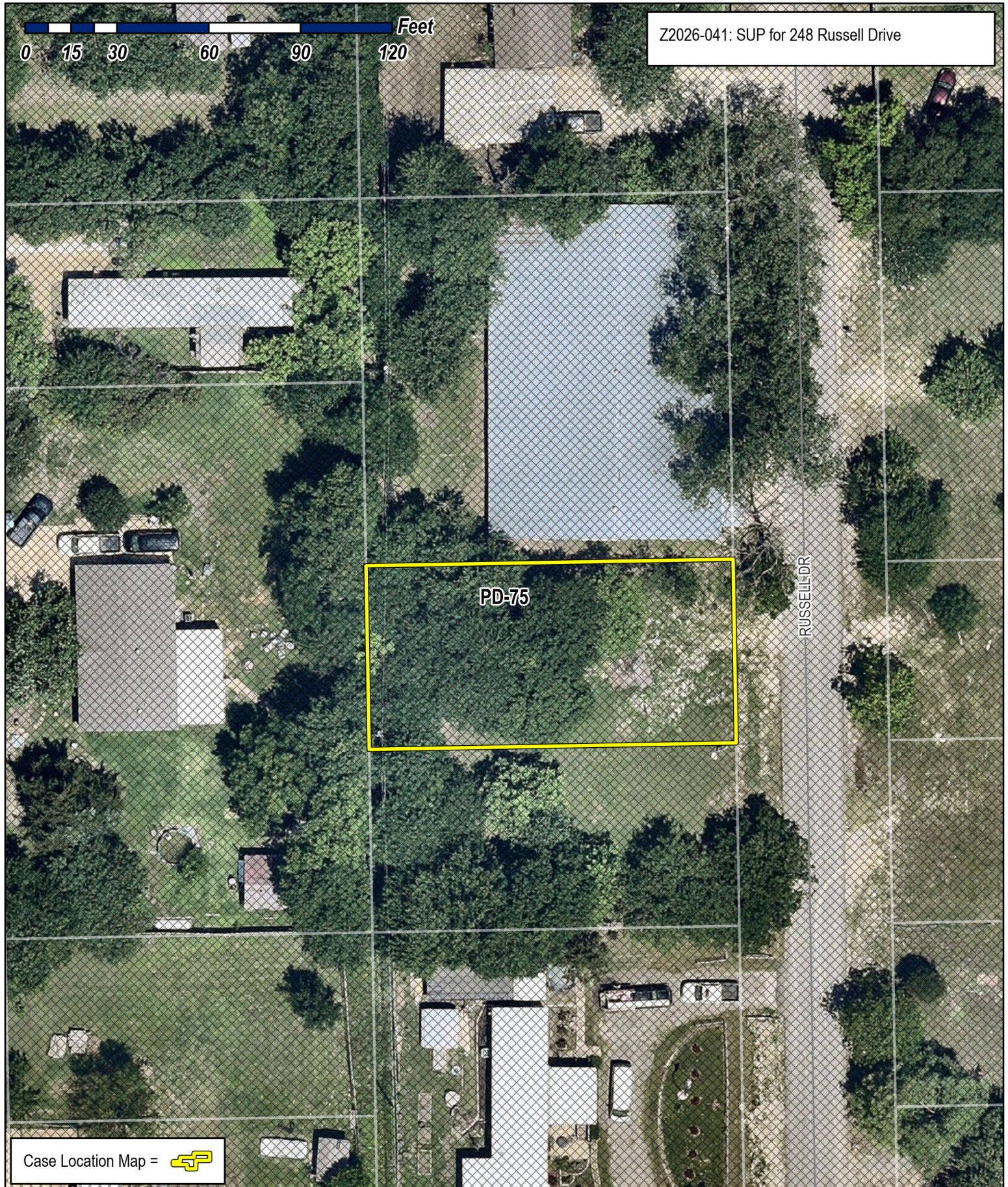
OWNER'S SIGNATURE Alex Flores

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erin Swack



MY COMMISSION EXPIRES 08/01/2026



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.

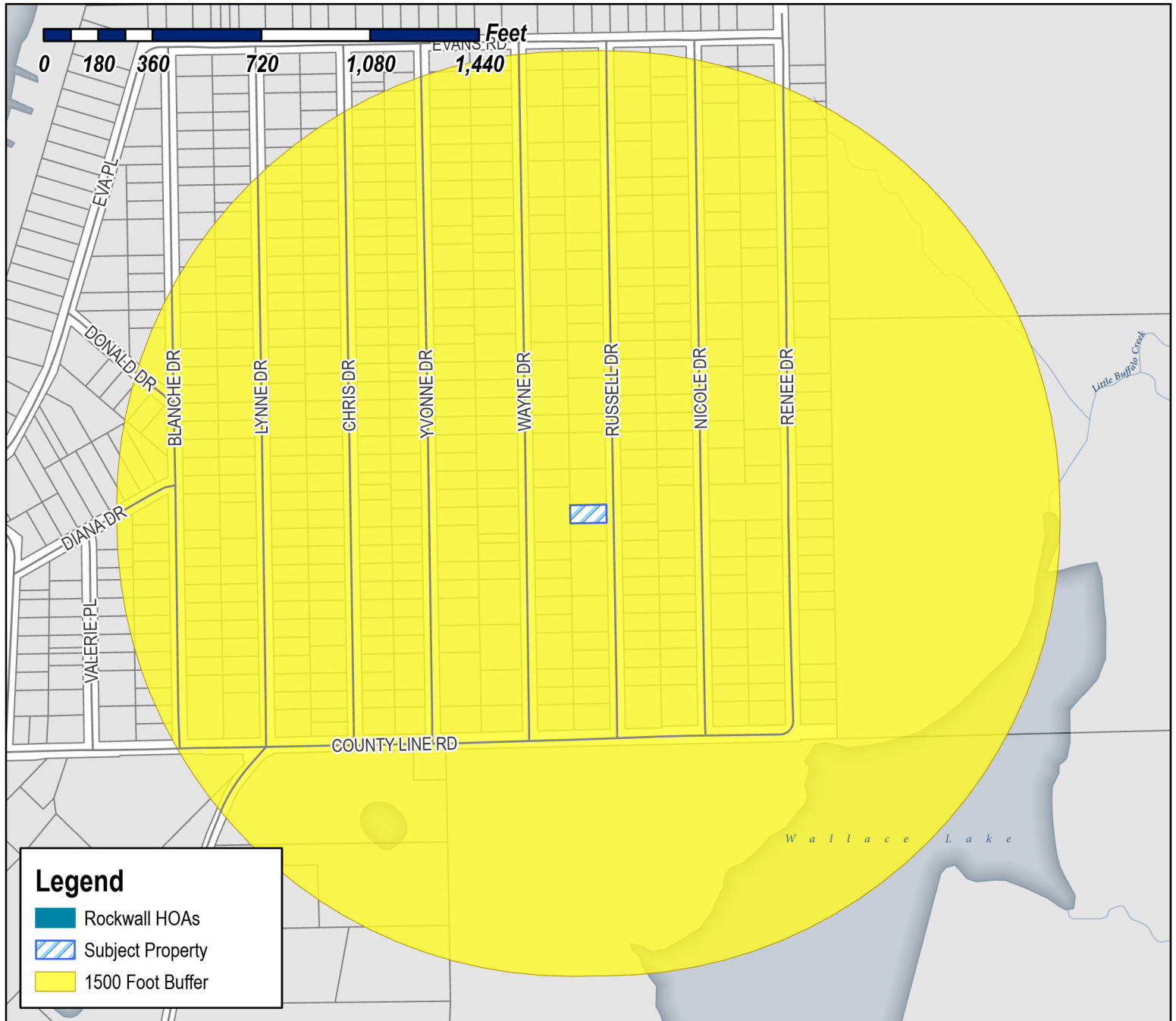




City of Rockwall

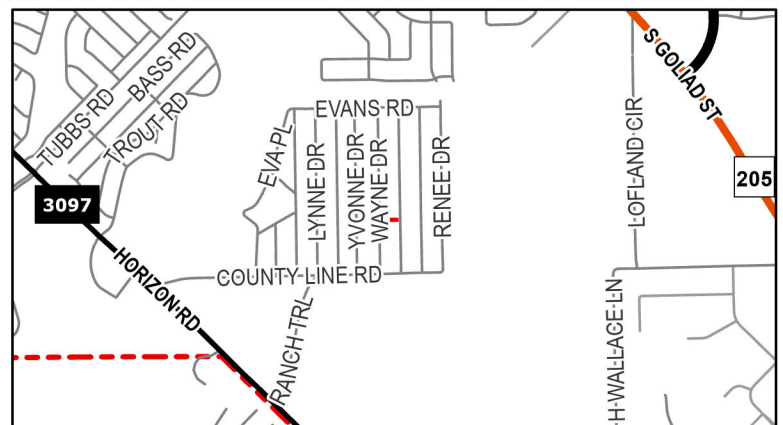
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Case Number: Z2026-041
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75)
District
Case Address: 248 Russell Drive

Date Saved: 7/17/2026
For Questions on this Case Call (972) 771-7745

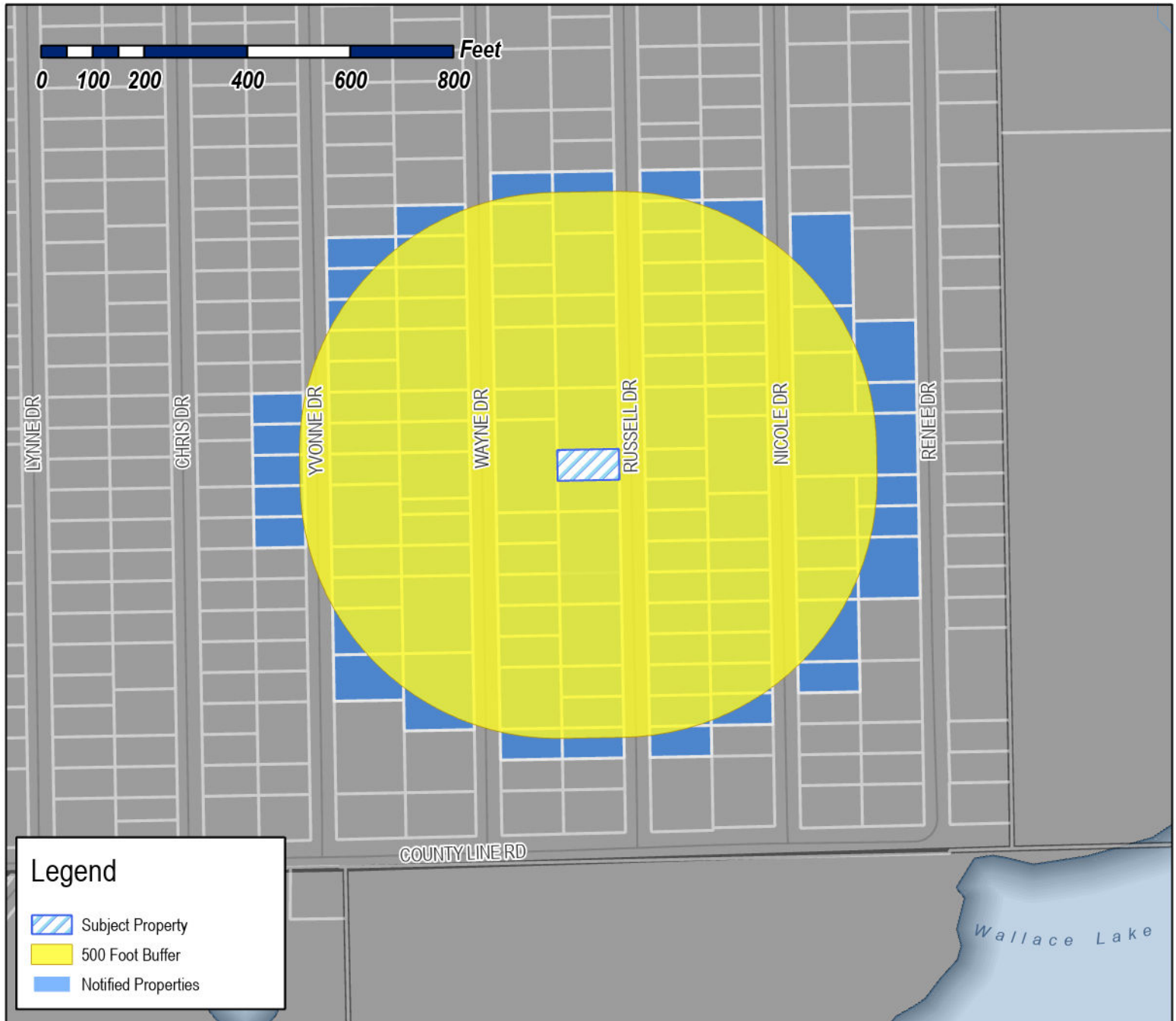




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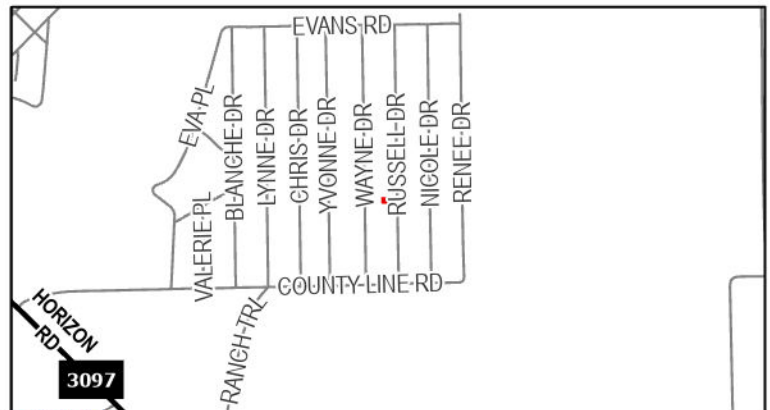
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RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

ACUNA NINFA
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

RESIDENT
133 RUSSELL DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
142 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
143 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
143 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

JUAREZ MARIA GUADALUPE SANDOVAL &
JAIME ALEJANDRO ROMAN ESTRADA
154 DIANA DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
155 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
167 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
168 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
169 WAYNE DR
ROCKWALL, TX 75032

GALICIA LEGACY TRUST
1736 KIRKWOOD DR
GARLAND, TX 75041

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
195 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
198 RUSSELL DR
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
204 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
211 WAYNE DR
ROCKWALL, TX 75032

CRUZ MARIA D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ
212 LYNNE DR ROCKWALL
ROCKWALL, TX 75032

RESIDENT
216 WAYNE DR
ROCKWALL, TX 75032

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
223 RUSSELL DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

GURRUSQUIETA CELIA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
227 WAYNE DR
ROCKWALL, TX 75032

KENDALL LEAH T
227 YVONNE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

CHANAKYA INVESTMENT LTD CO
2300 Valley View Ln Ste 810
Irving, TX 75062

RESIDENT
235 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
236 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ MELESIO
236 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
238 RUSSELL DR
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

RESIDENT
247 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
248 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

SMITH ROY
248 WAYNE DR
ROCKWALL, TX 75032

LINDOP N A JR
248 WAYNE DR
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ
249 YVONNE
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
250 YVONNE DR
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA
251 WAYNE DR
ROCKWALL, TX 75032

ESTATE OF CHARLES AND GLENDA
260 YVONNE DR
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

SILVA PERLA & MANUEL
262 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
269 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
271 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
274 YVONNE DR
ROCKWALL, TX 75032

LINDOP JOYCE ANN
274 WAYNE DR
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA
275 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
281 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO & ALMA
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
285 RUSSELL DR
ROCKWALL, TX 75032

AVILA BERNARDO ALVARADO
288 NICOLE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &
JESUS SANCHEZ
293 YVONNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
296 RUSSELL DR
ROCKWALL, TX 75032

GARCIA RICARDO
298 WAYNE DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

MACIEL JENNIFER E
303 WAYNE DR
ROCKWALL, TX 75032

ROMERO JOSE ALEJANDRO GONZALES AND
MAYRANI MARTINEZ
307 YVONNE DR
ROCKWALL, TX 75032

ARCINIEGA D ODIN A
310 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
311 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
313 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
314 WAYNE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
3200 Market Center Dr
Rockwall, TX 75032

RESIDENT
321 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
321 WAYNE DR
ROCKWALL, TX 75032

CARRILLO GERARDO AND MARIA GUADALUPE
ENRIQUEZ VEGA
321 Yvonne Dr
Rockwall, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I
322 RUSSELL DR
ROCKWALL, TX 75032

VILLALBA-MARTINEZ EDUARDO AND KARINA
LILIANA ZUBIA-FLORES
3225 MOON DR
MESQUITE, TX 75150

HERNANDEZ YERICA V CARRIZALES
326 WAYNE
ROCKWALL, TX 75032

FRENTRESS ABIGAIL LEIGH
327 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
331 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
335 RUSSELL DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RUBIO LORENA & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

SOSA LORENA
338 WAYNE DR
ROCKWALL, TX 75032

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

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3412 SHELBY AVE
GREENVILLE, TX 75402

RESIDENT
345 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
346 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
347 RUSSELL DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
371 WAYNE DR
ROCKWALL, TX 75032

CARRENZA ALEJANDRO AND MARIA
GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

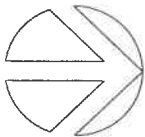
ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 1
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

ROCKWALL HABITAT FOR HUMANITY
PO Box 4
Rockwall, TX 75087



NORTH

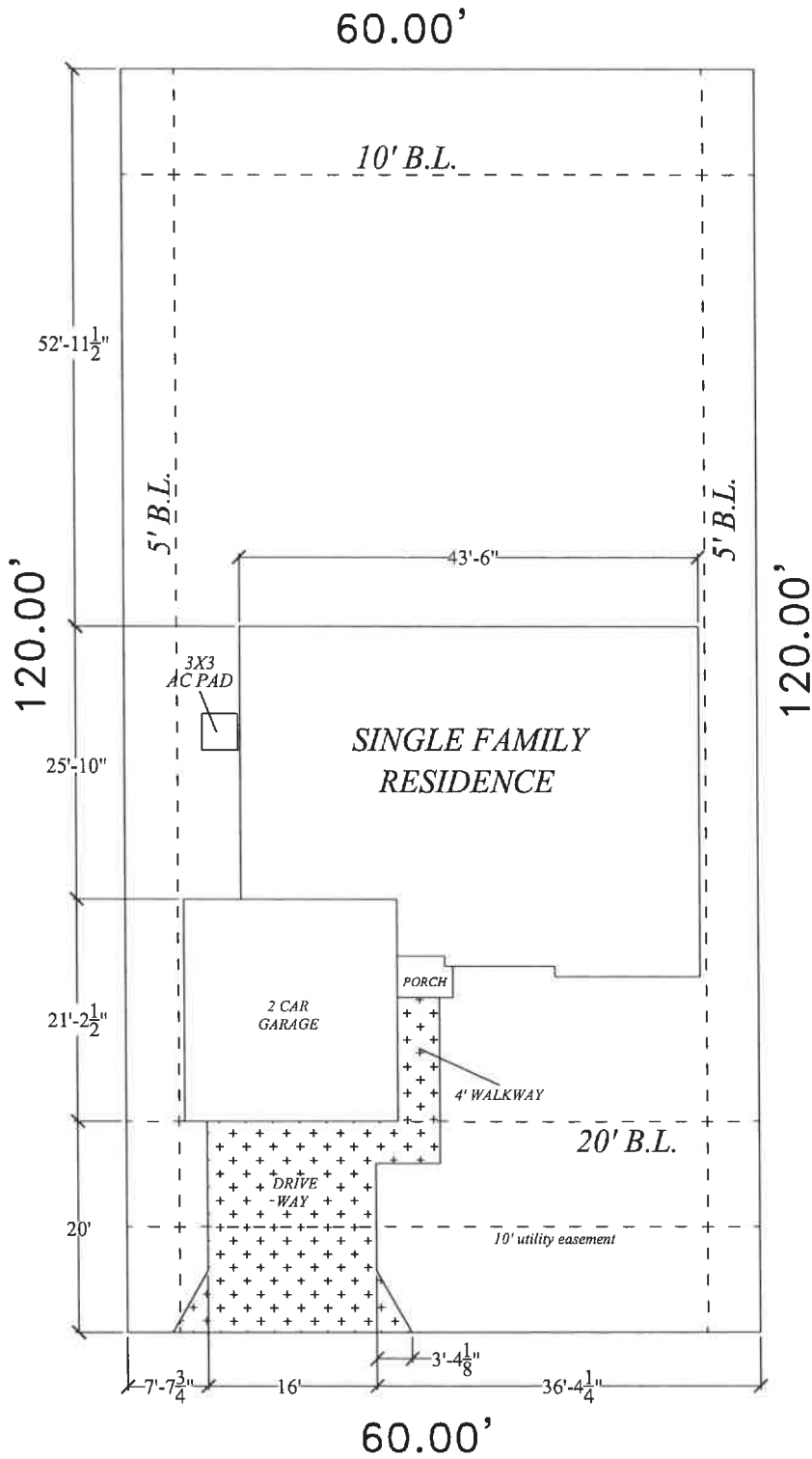
SCALE:

1' = 20' - 0" - 11x17

1' = 10' - 0" - 22x34

AREA CALCULATIONS			
LOT AREA	7200	SF	
SLAB COVERAGE	1,539	SF	
% BUILDING COVERAGE	21.3	% COVERAGE	
TOTAL IMP. COVERAGE	2332	SF	
% TOTAL IMP. COVERAGE	32.4	% COVERAGE	
DRIVEWAY COVERAGE	560	SF	
% DRIVEWAY COVERAGE	6.2	% COVERAGE	
WALKWAY COVERAGE	39	SF	
% WALKWAY COVERAGE	0.5	% COVERAGE	
3' X3' A.C. PAD COVERAGE	16	SF	
% 3' X3' A.C. PAD COVERAGE	0.22	% COVERAGE	
FLAT WORK	0	SF	
SOD GRASS	511	SQ YARD	
SIDEWALK COVERAGE	0	SF	
APPROACH COVERAGE	101	SF	
LOT FRONTAGE	0	SF	
EXISTING FENCE	160	LINEAR SF	

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.

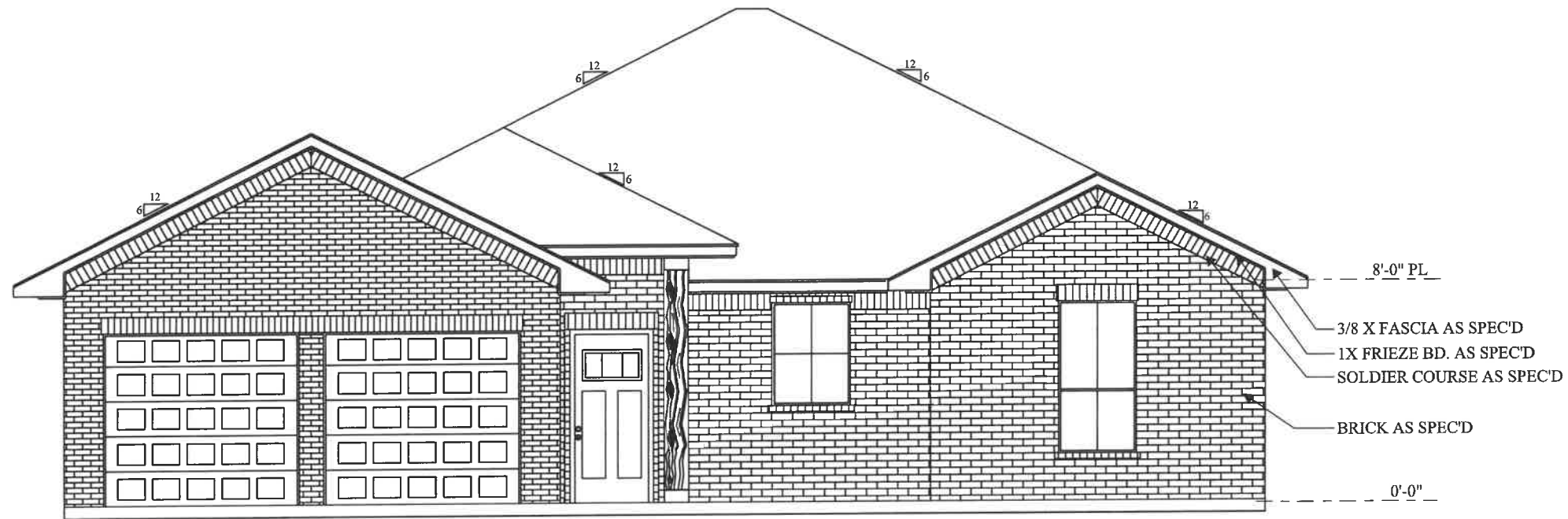


RUSSELL DRIVE

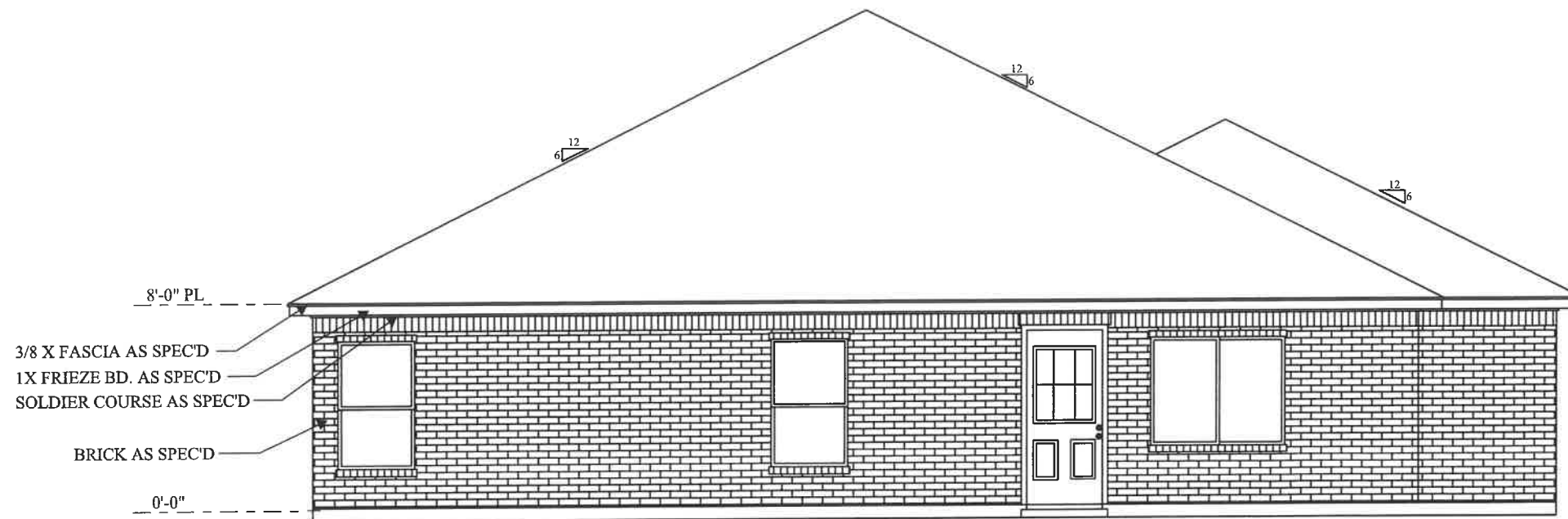
CUSTOMER SIGNATURE: _____
DATE: _____
NOTES: _____

LEGEND	→ - DRAINAGE FLOW	B.L. - BUILDING LINE
	- x - PROPOSED FENCE	P.D.E. - PRIVATE DRAINAGE EASEMENT
	○ - EXISTING FENCE	P.A.E. - PRIVATE ACCESS EASEMENT
	▨ - CURLEX	P.U.E. - PUBLIC UTILITY EASEMENT
	▨ - RETAINING WALL	S.S.E. - SANITARY SEWER EASEMENT
	⊙ - REQUIRED TREE PLANTING	T.E. - TRANSFORMER EASEMENT
	⊙ - REQUIRED BUSH	U.E. - UTILITY EASEMENT
		W.M.E. - WALL MAINT. EASEMENT
		M.E. - MAINTENANCE EASEMENT
		V.E. - VISIBILITY EASEMENT
		⊙ - EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES	DATE: 6/30/2026	DDS GROUP _____ _____ _____	
ADDITION: --	DRAWN BY: DDSG-A.H.		
ADDRESS: 248 RUSSELL DRIVE	CITY: ROCKWALL, TX		
LOT: 1232 BLOCK: --	PLAN: N/A ELEVATION: N/A		
PHASE: N/A	SWING: LEFT	PLOT PLAN	SP1
OPTION: N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.		



2 FRONT VIEW
SCALE: 1/8" to 1' W/ 11X17



3 BACK VIEW
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

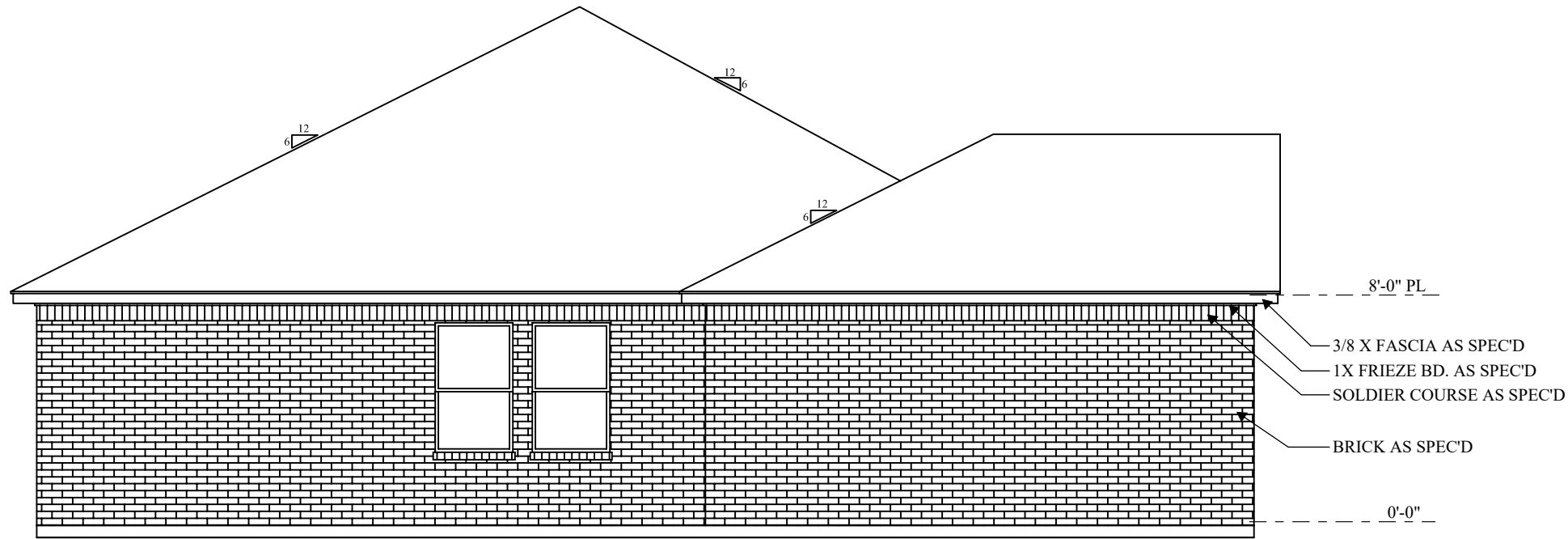
248 RUSSELL DRIVE
ROCKWALL, TX 75032

ELEVATION:

A

SHEET NUMBER:

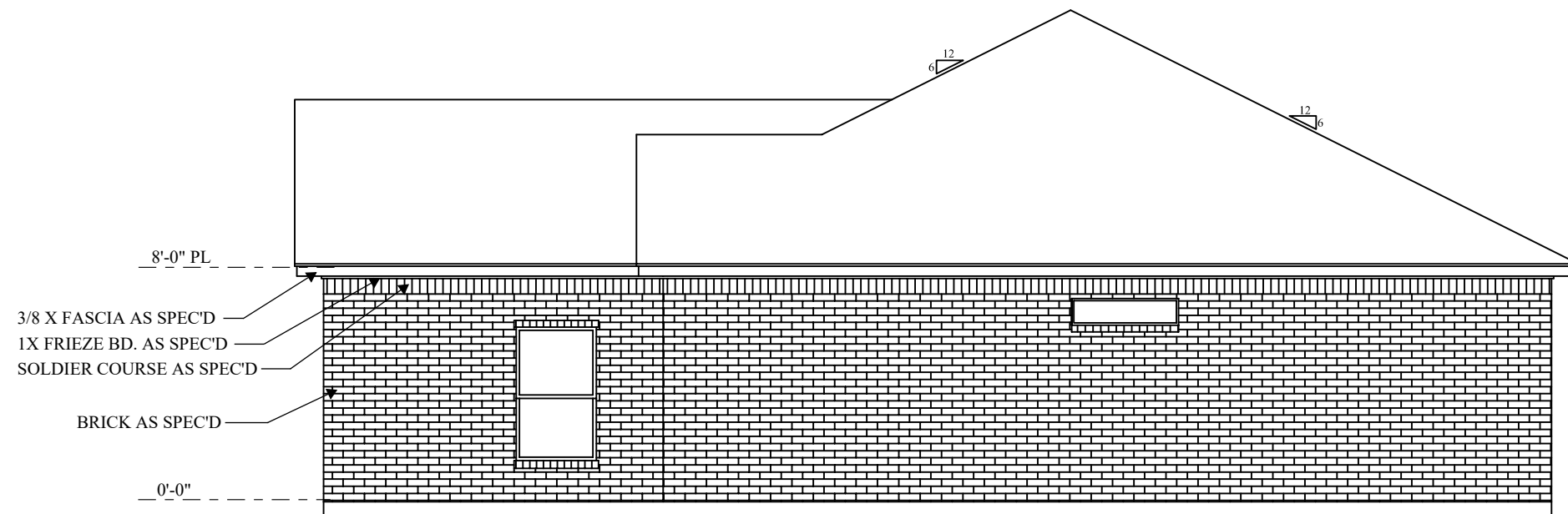
A1-2



4

LEFT SIDE VIEW

SCALE: 1/8" to 1' W/ 11X17



5

RIGHT SIDE VIEW

SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

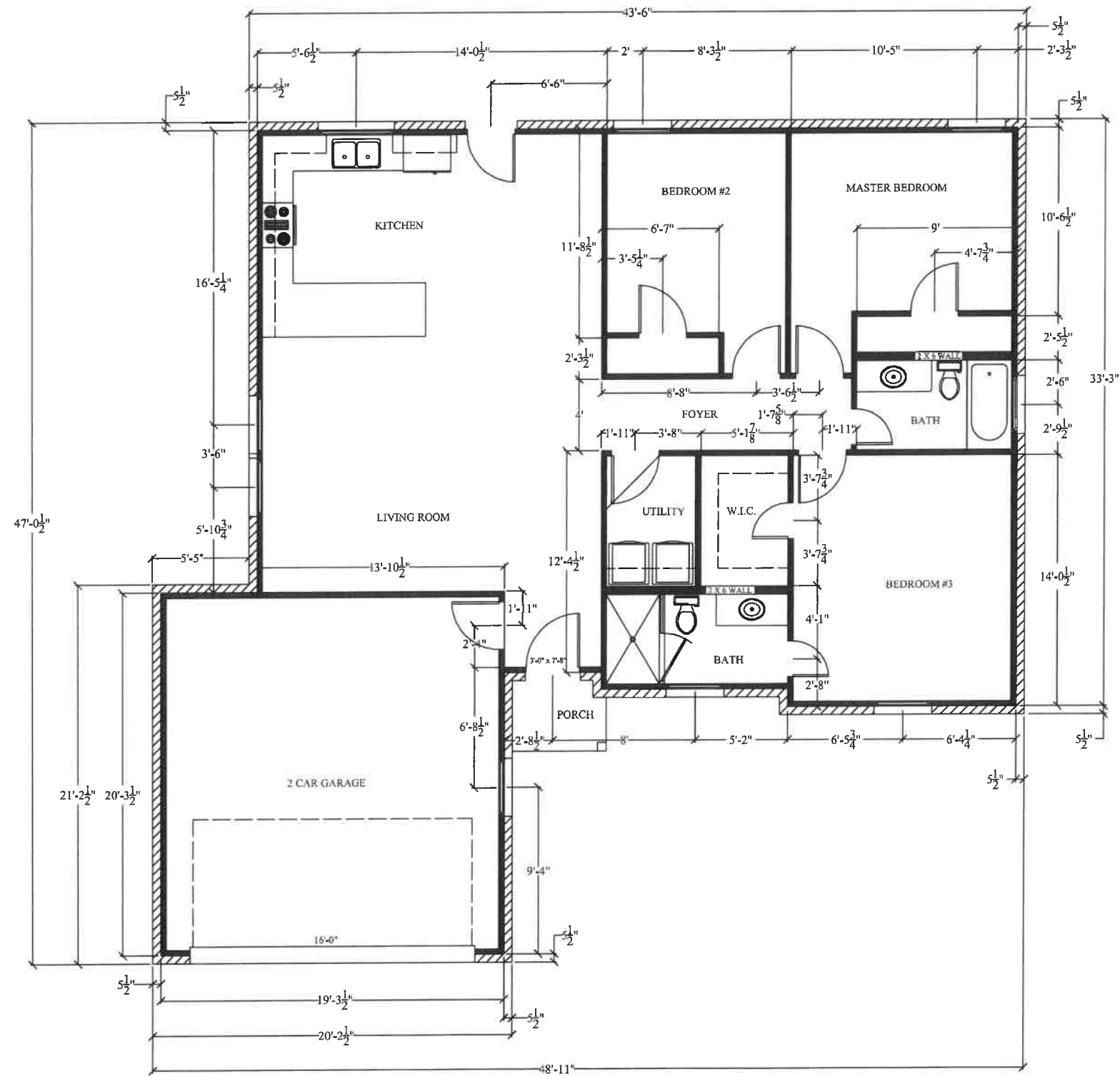
248 RUSSELL DRIVE
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-3



Alex Flores	(469)534-5809
SQUARE FOOTAGE TABLE	
AREA	7200
LIVING AREA	1,238
COVERED PORCH	64
GARAGE:	420

1

FIRST FLOOR PLAN

SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX 75032

ELEVATION:

A

SHEET NUMBER:

A1-1

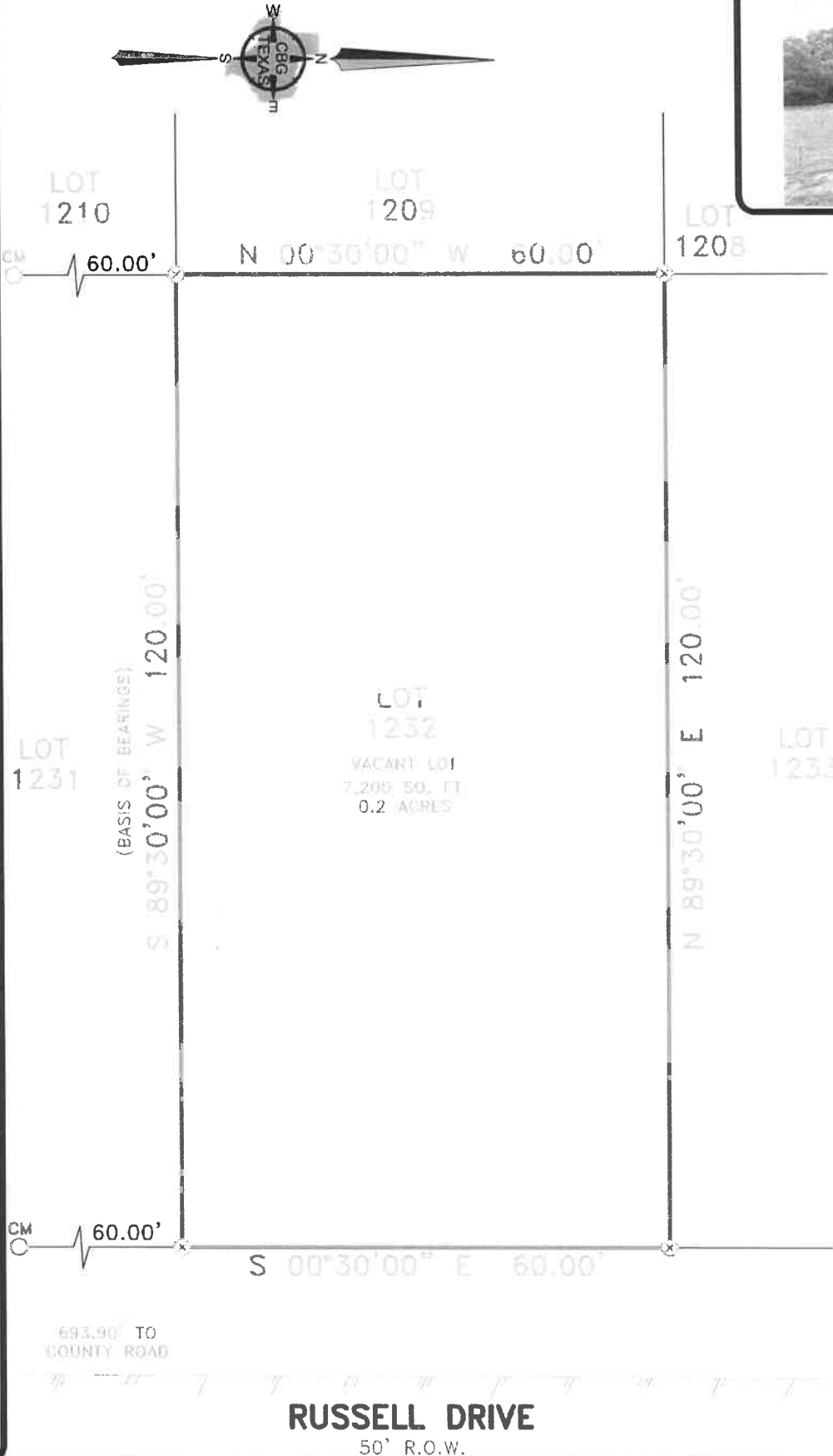


248 Russell Drive

Lot 1232 of Rockwall Lake Properties Development No. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Pages 79 and 80, Map Records, Rockwall County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- U— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by VIP Galindo Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RYR

Scale: 1" = 20'

Date: 05/14/2021

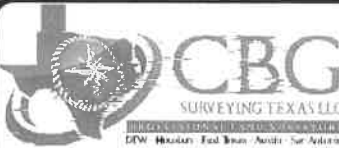
GF No.: GFN

Job No. 2109116

Accepted by: Purchaser

Date:

Purchaser



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