



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-037 P&Z DATE 08/10/21 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

## ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

## SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

## PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-037

**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

2185 FM 549 Rockwall TX 75032

SUBDIVISION

The (Isaac Addition)

LOT

142

BLOCK

A

GENERAL LOCATION

J.A. Ramsey Survey Between Wimberley & Jams Ln.

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

CURRENT ZONING

None

CURRENT USE

Same

PROPOSED ZONING

None

PROPOSED USE

Same

ACREAGE

6.54

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

Isaac Peña

☐ APPLICANT

CONTACT PERSON

Isaac

CONTACT PERSON

ADDRESS

2185 FM 549

ADDRESS

CITY, STATE & ZIP

Rockwall Tx. 75032

CITY, STATE & ZIP

PHONE

(214) 732-8020

PHONE

E-MAIL

cajlepei1@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

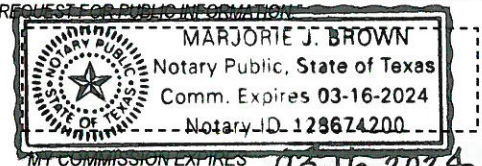
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 737.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF JUNE, 2021. BY SIGNING THIS APPLICATION, 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."

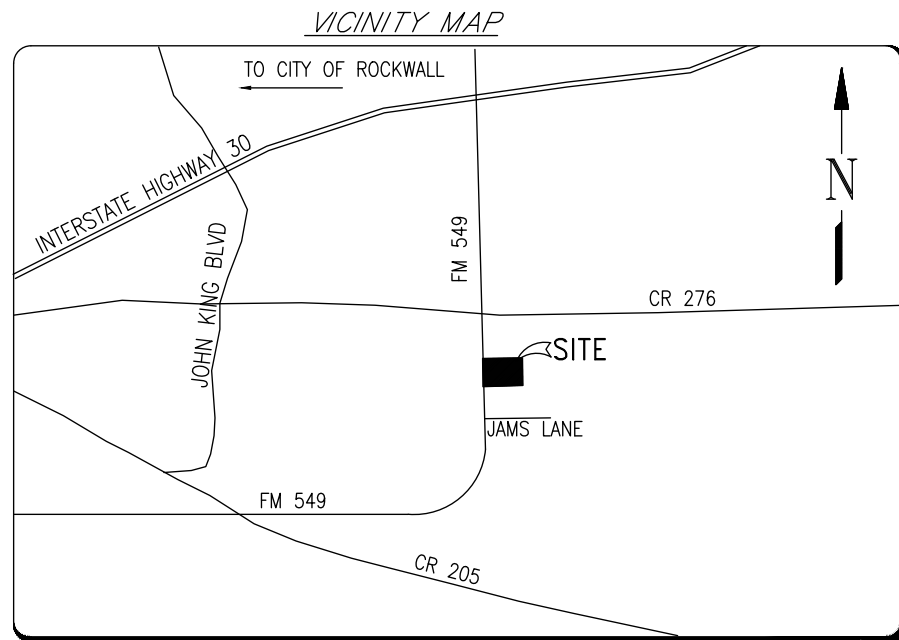
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF JUNE, 2021.

OWNER'S SIGNATURE

*[Signature]*

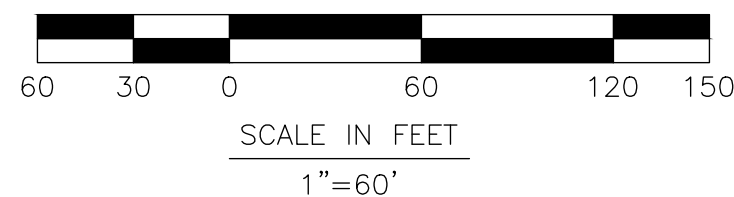
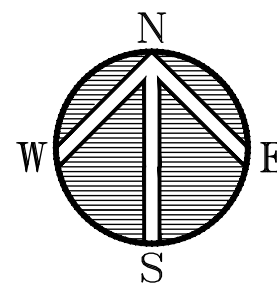
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

N=7,013,513.64  
E=2,607,493.95

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 2018000009326  
O.P.R.R.C.T.

FONTANINA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 20180000009326  
O.P.R.R.C.T.

APPROXIMATE LOCATION  
ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2018000002243  
O.P.R.R.C.T.

ACCESS AGREEMENT  
INSTR. No. 20170000004105  
O.P.R.R.C.T.

NICK TITLOW AND ALYSSA TITLOW  
INSTRUMENT No. 2016000007251  
O.P.R.R.C.T.  
(REMAINDER 7.43 ACRES)

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

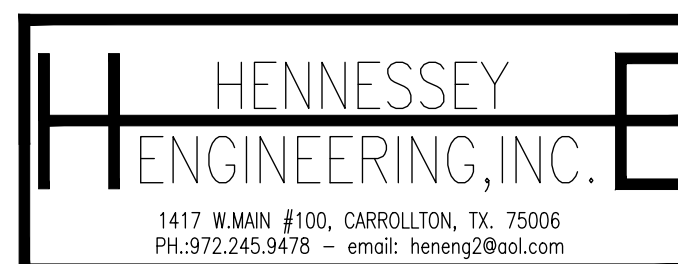
TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION**, SUBDIVISION TO THE COUNTY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION**, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I 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. 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 RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY’S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER’S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION’S MADE HEREON 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 COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO’S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26’49”E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26’49”E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57’08”E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°02’27”W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56’43”W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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 PURPOSE

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 12, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

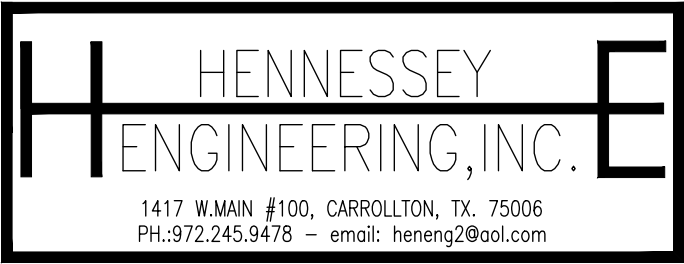
MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE

FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS



OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-037

**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

2185 FM 549 Rockwall TX 75032

SUBDIVISION

The (Isaac Addition)

LOT

142

BLOCK

A

GENERAL LOCATION

J.A. Ramsey Survey Between Wimberley & Jams Ln.

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

CURRENT ZONING

None

CURRENT USE

Same

PROPOSED ZONING

None

PROPOSED USE

Same

ACREAGE

6.54

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

Isaac Peña

☐ APPLICANT

CONTACT PERSON

Isaac

CONTACT PERSON

ADDRESS

2185 FM 549

ADDRESS

CITY, STATE & ZIP

Rockwall Tx. 75032

CITY, STATE & ZIP

PHONE

(214) 732-8020

PHONE

E-MAIL

cajlepei1@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISAAC PENA [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 \$ 737.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF JUNE, 2021. 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."

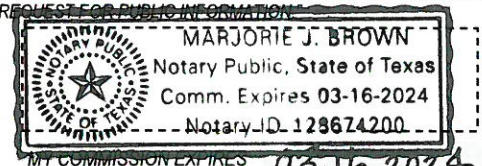
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF JUNE, 2021.

OWNER'S SIGNATURE

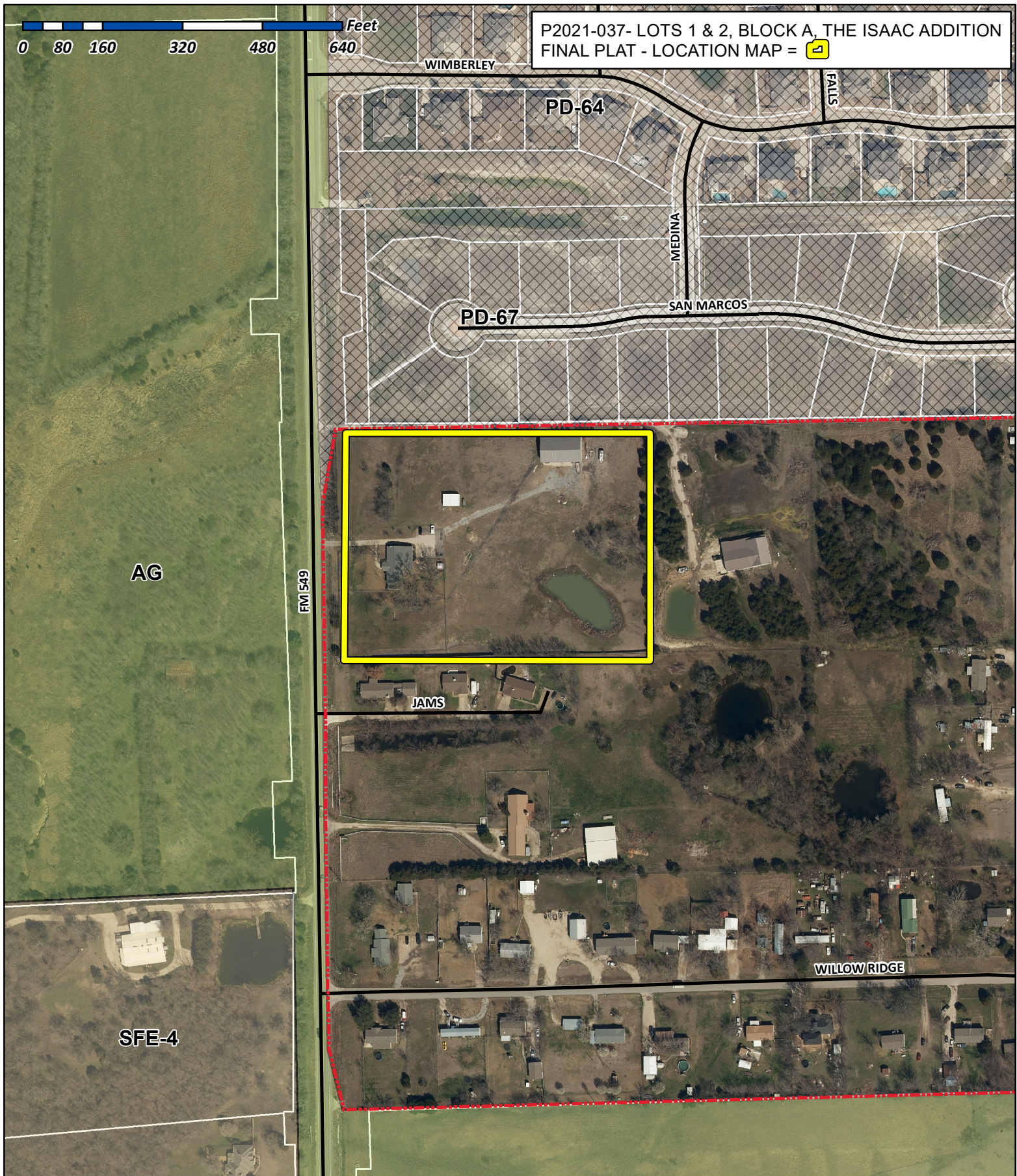
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## 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.





C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENALTY\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC  
 [[ Traverse:ISAAC ADDITION FINAL Area:278244.81SqFt 6.39Acres Distance Factor:1.000000000 ]]

Point	Type	Bearing	Horiz Dist	Radius	Arc Length	Delta	Northing	Easting	Description
1							7000.000	4000.000	
2		N0°26'49"E	454.880				7454.866	4003.548	
3		N89°57'08"E	609.560				7455.374	4613.108	
4		S0°05'27"W	455.960				6999.415	4612.385	
5		N89°56'43"W	612.390				7000.000	3999.996	

C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENA LT2\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC  
[[ Closure View1 - ISAAC ADDITION FINAL ]]

[ Traverse Summary ]

Closed Loop 5 Points From 1 To 5

Horizontal Distance: 2132.790 Feet Slope Distance: 2132.790 Feet

Area: 278244.81 SqFt 6.39 Acres

[ Error Summary ]

Relative: 1 : 478119 (Closed Loop) Linear:0.004 Feet Direction:N88°55'16"E

Northing:-0.000 Feet Easting:-0.004 Feet Elevation:0.000 Feet

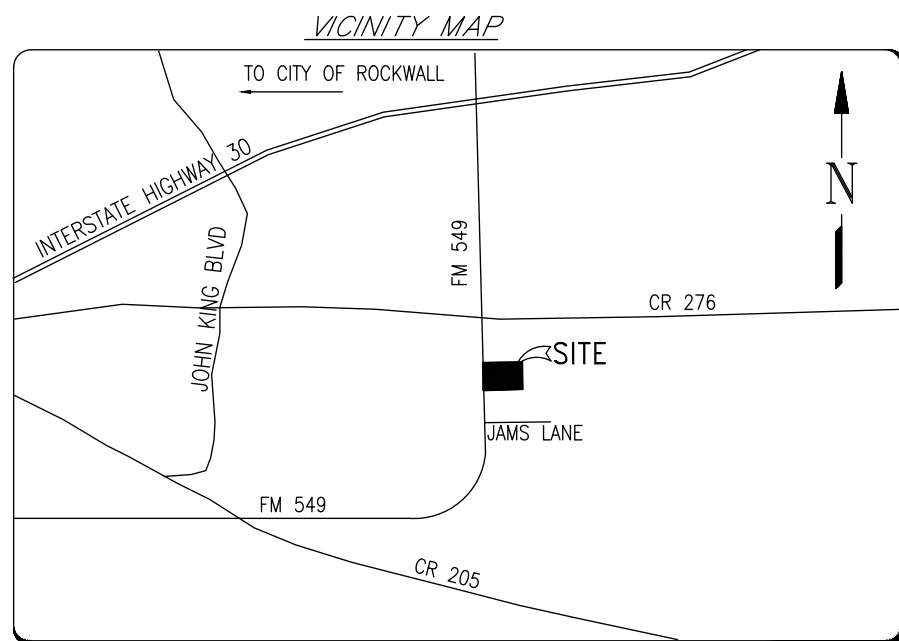
Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	1	7000.000	4000.000	0.00
To	5	7000.000	3999.996	0.00
Correct	1	7000.000	4000.000	0.00

[ Adjustments ]



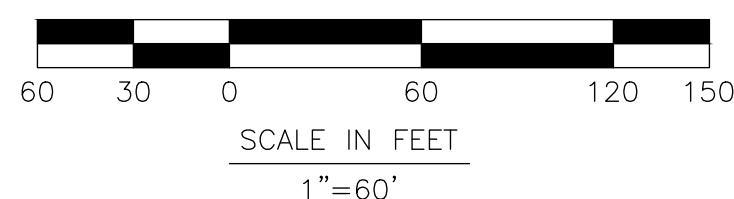
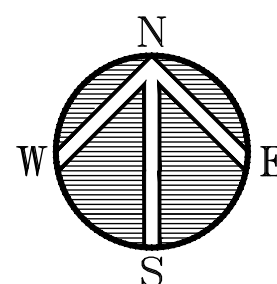


NOT TO SCALE  
MAPSCO #304 H

TX DOT  
MON FND

LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

N=7,013,513.64  
E=2,607,493.95

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 2018000009326  
O.P.R.R.C.T.

FONTANINA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 20180000009326  
O.P.R.R.C.T.

APPROXIMATE LOCATION  
ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2018000002243  
O.P.R.R.C.T.

ACCESS AGREEMENT  
INSTR. No. 20170000004105  
O.P.R.R.C.T.

NICK TITLOW AND ALYSSA TITLOW  
INSTRUMENT No. 2016000007251  
O.P.R.R.C.T.  
(REMAINDER 7.43 ACRES)

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

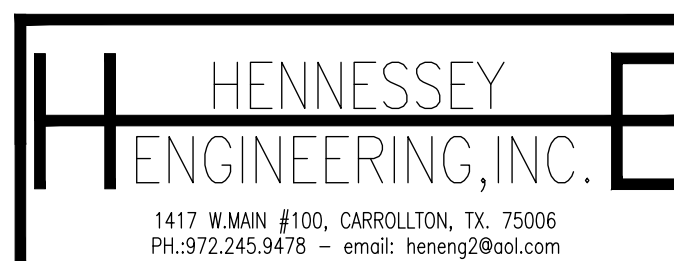
TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION**, SUBDIVISION TO THE COUNTY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION**, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I 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. 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 RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY'S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER'S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREON 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 COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°02'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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 PURPOSE

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 12, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

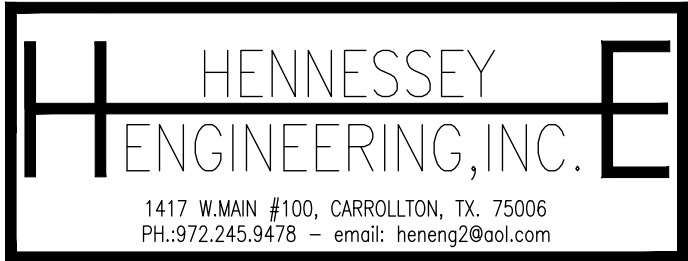
MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE

FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS



OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 7/23/2021

PROJECT NUMBER: P2021-037  
PROJECT NAME: Lots 1 & 2, Block A, The Isaac Addition  
SITE ADDRESS/LOCATIONS: 2185 S FM 549, ROCKWALL COUNTY

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: P2021-037: Final Plat for Lots 1 & 2, Block A, The Isaac Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email [hlee@rockwall.com](mailto:hlee@rockwall.com).

M.3 For reference, include the case number (P2021-037) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Correct the Title Block to the following:

Final Plat

The Isaac Addition

Lots 1 and 2, Block A

(2 Lots)

Being a 6.388 Acre (net) Tract of Land in the

J.A. Ramsey Survey, Abstract No. 186

(0.1337 Previously Deeded to the State of Texas)

2185 Farm to Market Road No. 549, Rockwall, Texas

M.6 Show all of the city limits on the north and west boundary.

M.7 Please indicate the property information for the Fontanna Ranch Phase III on the North side of the plat.

M.8 Please make the following changes to the legal description:

S 00.05.27 W different on plat S 00.02.27 W

Remove the "~" from the plat distances. These should be accurate and not an approximate.

M.9 Move the Storm Drainage Improvement Statement to the notes on Sheet 1.

M.10 Remove the preliminary language from where the surveyors seal should go.

M.11 Include the Public Improvement Statement as a note.

1.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 27, 2021.

1.13 Although this agenda item may be on the consent agenda on August 10, 2021, staff recommends that a representative be present for all meetings.

1.14 The projected City Council Meeting date for this case will be August 16, 2021.

1.15 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Label the northern-most easement type and width.

M - Verify the ROW width for the FM 549 reconstruction per TXDOT.

I - If you plan to fill in the pond, you will need a WoTUS study to determine if it is protected.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved w/ Comments

07/19/2021: Please contact Jim Knickerbocker, Rockwall County 911 Addressing Coordinator, 972.204.7683 for any address needs since the property is in the County.

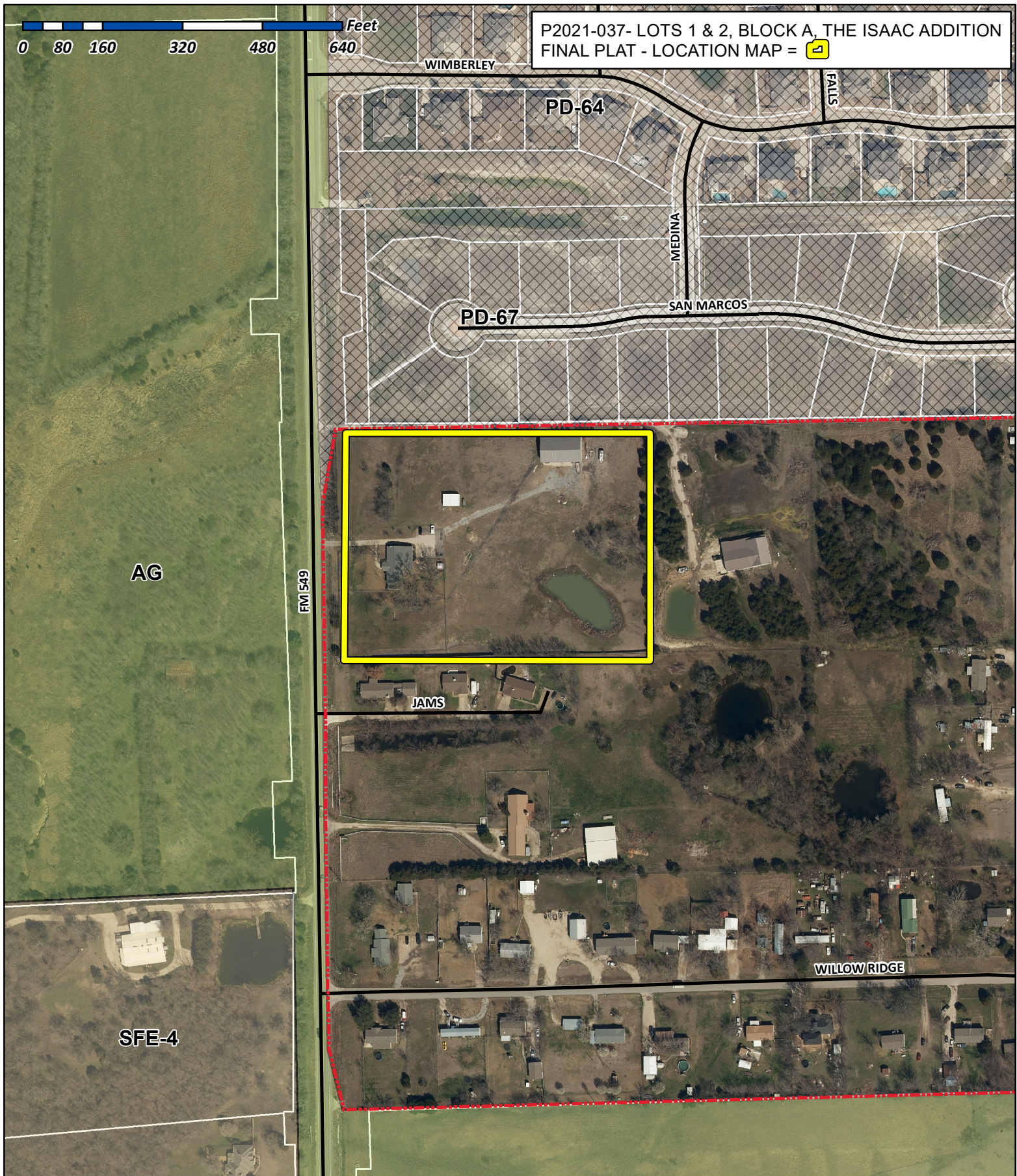
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: No comments





## 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.





C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENALTY\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC  
 [[ Traverse:ISAAC ADDITION FINAL Area:278244.81SqFt 6.39Acres Distance Factor:1.000000000 ]]

Point	Type	Bearing	Horiz Dist	Radius	Arc Length	Delta	Northing	Easting	Description
1							7000.000	4000.000	
2		N0°26'49"E	454.880				7454.866	4003.548	
3		N89°57'08"E	609.560				7455.374	4613.108	
4		S0°05'27"W	455.960				6999.415	4612.385	
5		N89°56'43"W	612.390				7000.000	3999.996	

C:\USERS\HE010-1\DESKTOP\J18043 ISAAC PENA LT2\J18043 ISAAC PENA FINAL\TPC\ISAAC ADDITION RC  
[[ Closure View1 - ISAAC ADDITION FINAL ]]

[ Traverse Summary ]

Closed Loop 5 Points From 1 To 5

Horizontal Distance: 2132.790 Feet Slope Distance: 2132.790 Feet

Area: 278244.81 SqFt 6.39 Acres

[ Error Summary ]

Relative: 1 : 478119 (Closed Loop) Linear:0.004 Feet Direction:N88°55'16"E

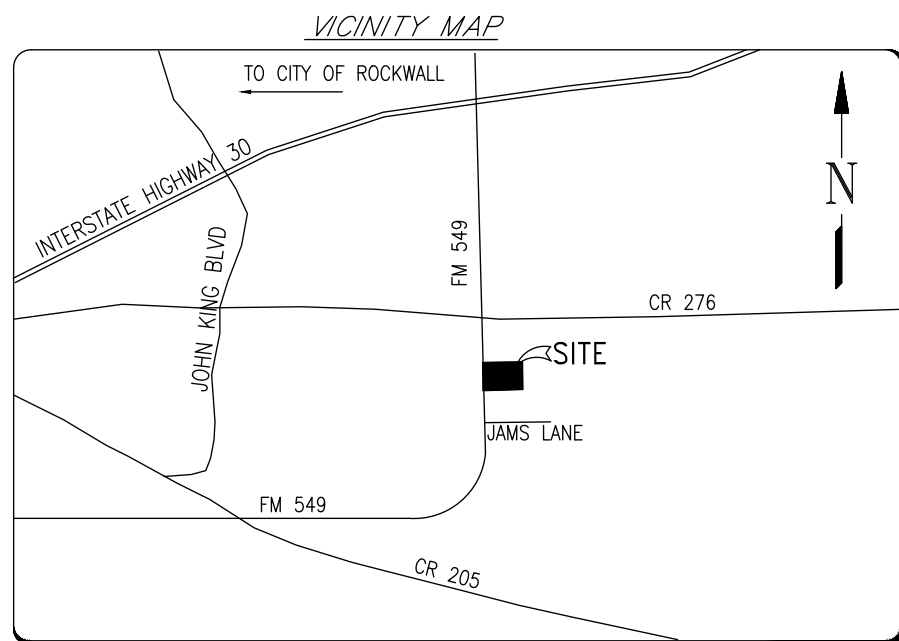
Northing:-0.000 Feet Easting:-0.004 Feet Elevation:0.000 Feet

Angular: None

[ Closing Points ]

	Point	Northing	Easting	Elevation
From	1	7000.000	4000.000	0.00
To	5	7000.000	3999.996	0.00
Correct	1	7000.000	4000.000	0.00

[ Adjustments ]

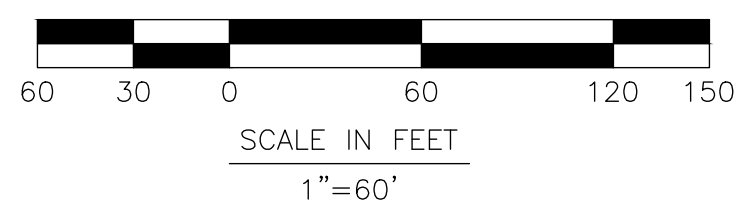
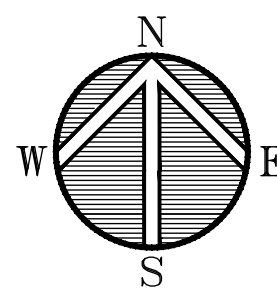


NOT TO SCALE  
MAPSCO #304 H

TX DOT  
MON FND

LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

N=7,013,513.64  
E=2,607,493.95

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 2018000009326  
O.P.R.R.C.T.

FONTANINA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 20180000009326  
O.P.R.R.C.T.

APPROXIMATE LOCATION  
ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2018000002243  
O.P.R.R.C.T.

ACCESS AGREEMENT  
INSTR. No. 20170000004105  
O.P.R.R.C.T.

NICK TITLOW AND ALYSSA TITLOW  
INSTRUMENT No. 2016000007251  
O.P.R.R.C.T.  
(REMAINDER 7.43 ACRES)

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

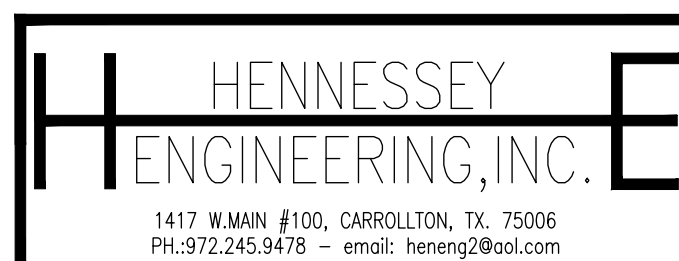
TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION**, SUBDIVISION TO THE COUNTY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION**, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I 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. 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 RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY’S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER’S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION’S MADE HEREON 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 COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO’S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26’49”E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26’49”E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57’08”E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°02’27”W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56’43”W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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 PURPOSE

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 12, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

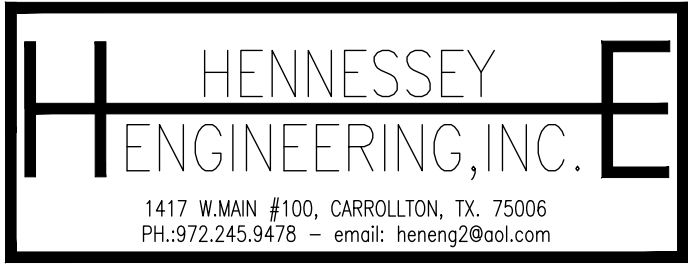
MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE

FINAL PLAT TO THE COUNTY OF ROCKWALL, TEXAS  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
J. A. RAMSEY SURVEY, ABSTRACT No. 186  
INTO LOT 1 AND LOT 2, BLOCK A  
(0.1337 PREVIOUSLY DEEDED TO  
THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS



OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission  
**DATE:** August 10, 2021  
**APPLICANT:** Isaac Peña  
**CASE NUMBER:** P2021-037; *Lots 1 & 2, Block A, The Isaac Addition (ETJ)*

---

#### **SUMMARY**

Discuss and consider a request by Isaac Peña for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The applicant is requesting the approval of a Final Plat for a 6.388-acre tract of land, creating *Lots 1 & 2, Block A, The Isaac Addition*, which is identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (i.e. *Lots 1 & 2, Block A, The Isaac Addition*). The subject property is generally located on the east side of S. FM-549 and north of Jams Lane in Rockwall County.
- ☒ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, The Isaac Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-037

**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

2185 FM 549 Rockwall TX 75032

SUBDIVISION

The (Isaac Addition)

LOT

142

BLOCK

A

GENERAL LOCATION

J.A. Ramsey Survey Between Wimberley & Jams Ln.

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

CURRENT ZONING

None

CURRENT USE

Same

PROPOSED ZONING

None

PROPOSED USE

Same

ACREAGE

6.54

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

Isaac Peña

☐ APPLICANT

CONTACT PERSON

Isaac

CONTACT PERSON

ADDRESS

2185 FM 549

ADDRESS

CITY, STATE & ZIP

Rockwall Tx. 75032

CITY, STATE & ZIP

PHONE

(214) 732-8020

PHONE

E-MAIL

cajlepei1@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

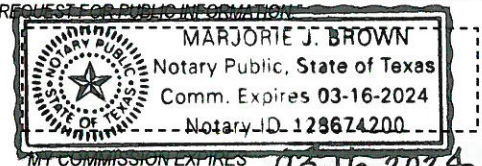
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 737.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF JUNE, 2021. BY SIGNING THIS APPLICATION, 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 29 DAY OF JUNE, 2021.

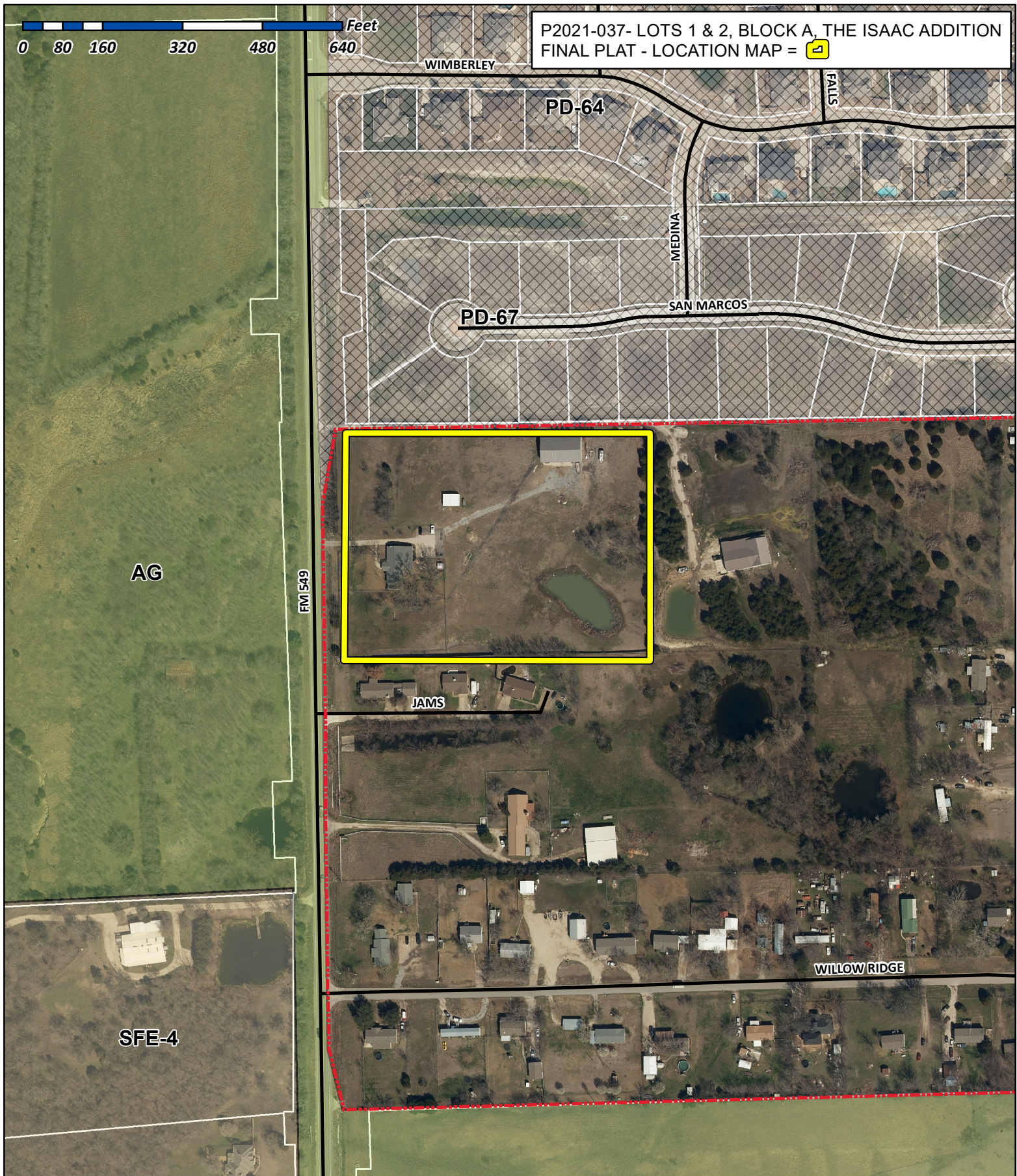
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







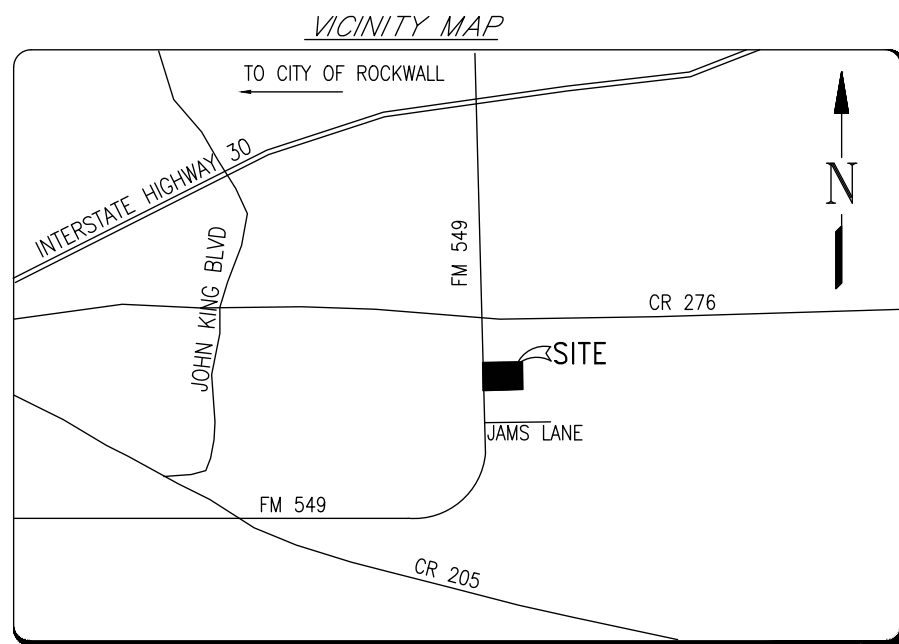
## City of Rockwall

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.



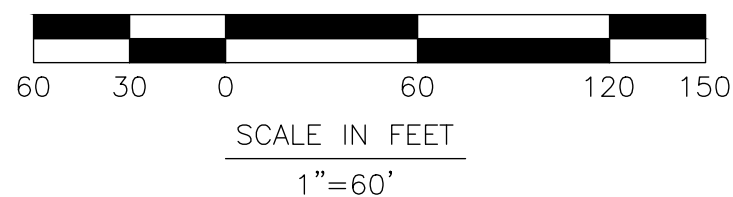
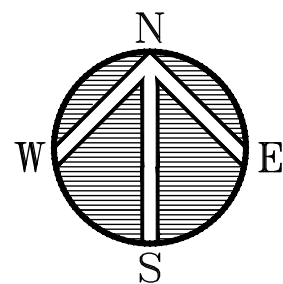




NOT TO SCALE  
MAPSCO #304 H

LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549

F.M. 549

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.

TX DOT  
MON FND  
50.0'

1/2" I.R.F.  
1/2" I.R.F.  
TX DOT  
MON FND  
N26°49'00"E, 0.46'  
N=7,013,968.73  
E=2,607,486.48

N00°26'49"E 199.37'

1/2" I.R.S.

N00°26'49"E 255.51'

TX DOT  
MON FND

1" I.P.F.

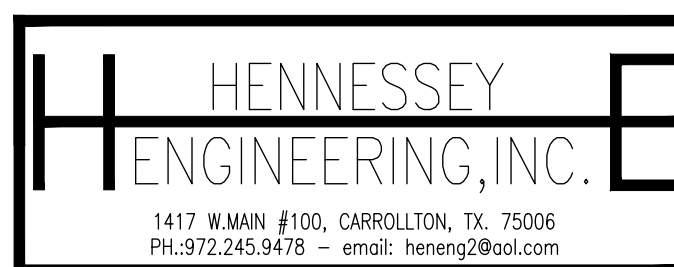
131.78'

TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



1417 W.MAIN #100, CARROLLTON, TX. 75006  
PH:972.245.9478 - email: henges2@aol.com

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

LOT 42  
4 HO. LTD  
INSTR. No. 20200000024805  
O.P.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 20180000009326  
O.P.R.R.C.T.

LOT 41  
JANET AND GERALD S. CRENSHAW  
INSTR. No. 20200000023144  
O.P.R.R.C.T.

ARMANDO AND DARLA DEANETTE  
HERNANDEZ  
INSTR. No. 201900000228191  
O.P.R.R.C.T.

LOT 40  
100.0'

ERICA AND RICHARD COWARD  
INSTR. No. 20190000015092  
O.P.R.R.C.T.

LOT 39  
100.0'

FONTANNA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 20180000009326  
O.P.R.R.C.T.

CASEY RODNEY JEFFERSON  
AND FANGFANG LIU  
INSTR. No. 20210000012533  
O.P.R.R.C.T.

LOT 38  
100.0'

DANIEL AND AMBER R. TAYLOR  
INSTR. No. 20200000008480  
O.P.R.R.C.T.

LOT 37  
100.0'

SARA BETH PARRISH-SMITH  
INSTR. No. 2020000003477  
O.P.R.R.C.T.

LOT 36  
100.0'

DRITON TOMAJ  
INSTR. No. 20200000023327  
O.P.R.R.C.T.

LOT 35  
100.0'

JERROD GARNER TYNES  
AND ASHLEIGH PAGE TYNES  
INSTR. No. 2020000001150  
O.P.R.R.C.T.

LOT 34  
80.16'

LOT 33  
103.24'

N89°57'08"E 609.56'

N89°57'08"E 609.56'

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

N89°56'43"W 612.39'

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)

BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478

CASE No.: P2021-037  
PAGE 1 OF 2

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

NICK TITLOW AND ALYSSA TITLOW  
INSTRUMENT No. 2016000007251  
O.P.R.R.C.T.  
(REMAINDER 7.43 ACRES)

APPROXIMATE LOCATION  
ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2018000002243  
O.P.R.R.C.T.

ACCESS AGREEMENT  
INSTR. No. 20170000004105  
O.P.R.R.C.T.

S00°05'27"W 200.84'

S00°05'27"W 455.96'

1/2" I.R.S.

S00°05'27"W 255.12'

1/2" I.R.S.

350.0'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION**, SUBDIVISION TO THE COUNTY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION**, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I 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. 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 RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY'S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER'S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREON 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 COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°05'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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.

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 26, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

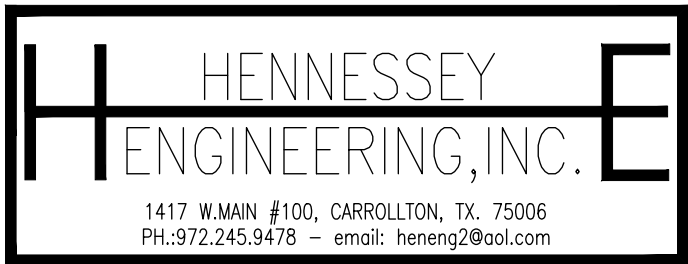
ROCKWALL COUNTY JUDGE

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** August 16, 2021  
**APPLICANT:** Isaac Peña  
**CASE NUMBER:** P2021-037; *Lots 1 & 2, Block A, The Isaac Addition (ETJ)*

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### SUMMARY

Discuss and consider a request by Isaac Peña for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

### PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat for a 6.388-acre tract of land, creating *Lots 1 & 2, Block A, The Isaac Addition*, which is identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (i.e. *Lots 1 & 2, Block A, The Isaac Addition*). The subject property is generally located on the east side of S. FM-549 and north of Jams Lane in Rockwall County.
- ☒ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, The Isaac Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,



- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-037

**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

2185 FM 549 Rockwall TX 75032

SUBDIVISION

The (Isaac Addition)

LOT

142

BLOCK

A

GENERAL LOCATION

J.A. Ramsey Survey Between Wimberley & Jams Ln.

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

CURRENT ZONING

None

CURRENT USE

same

PROPOSED ZONING

None

PROPOSED USE

same

ACREAGE

6.54

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

Isaac Peña

☐ APPLICANT

CONTACT PERSON

Isaac

CONTACT PERSON

ADDRESS

2185 FM 549

ADDRESS

CITY, STATE & ZIP

Rockwall Tx. 75032

CITY, STATE & ZIP

PHONE

(214) 732-8020

PHONE

E-MAIL

cajlepei1@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISAAC PENA [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 \$ 737.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF JUNE, 2021. 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."

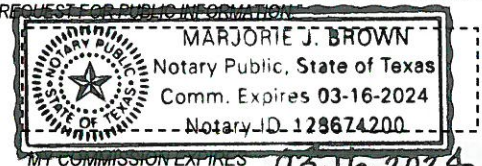
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF JUNE, 2021.

OWNER'S SIGNATURE

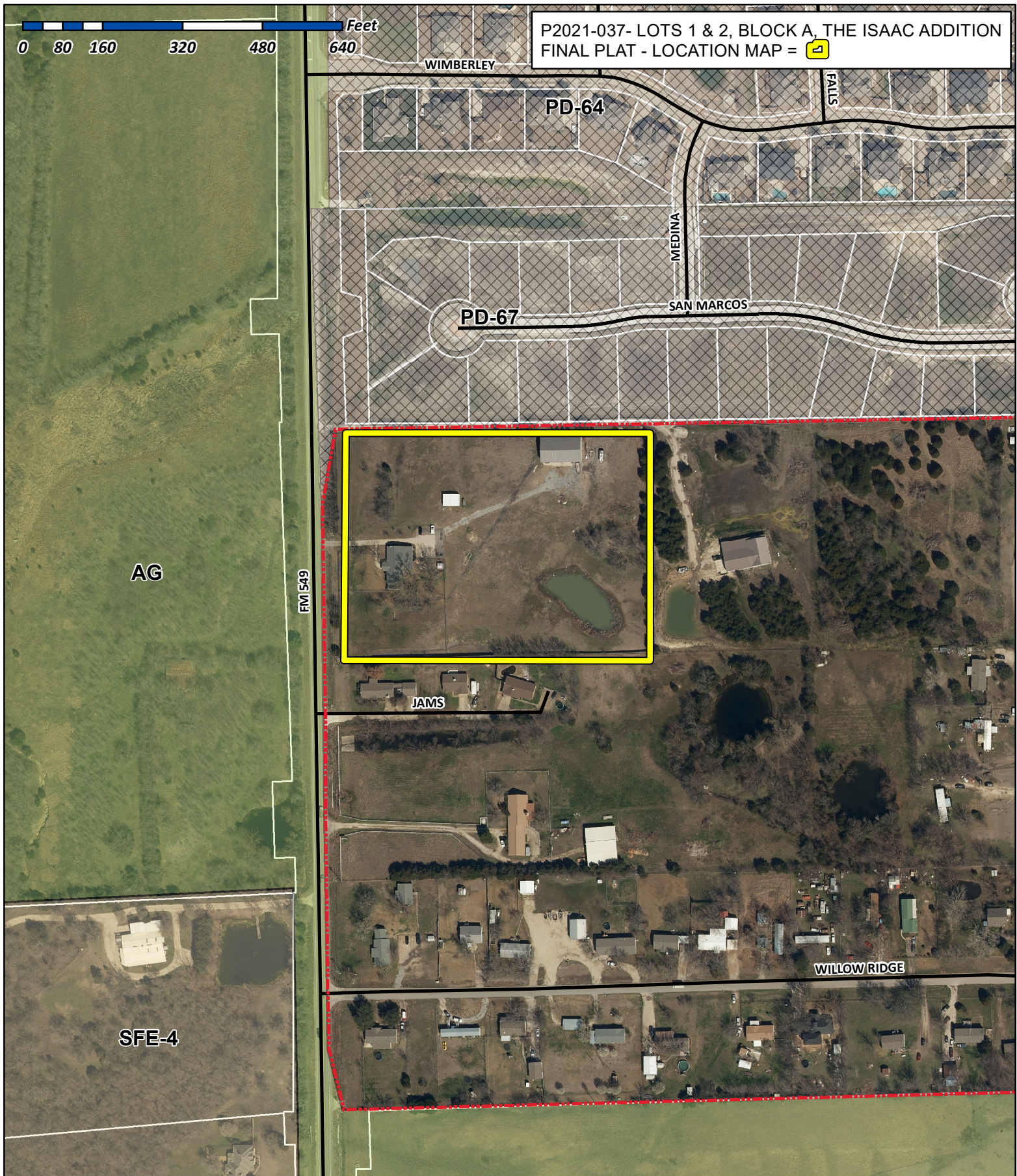
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







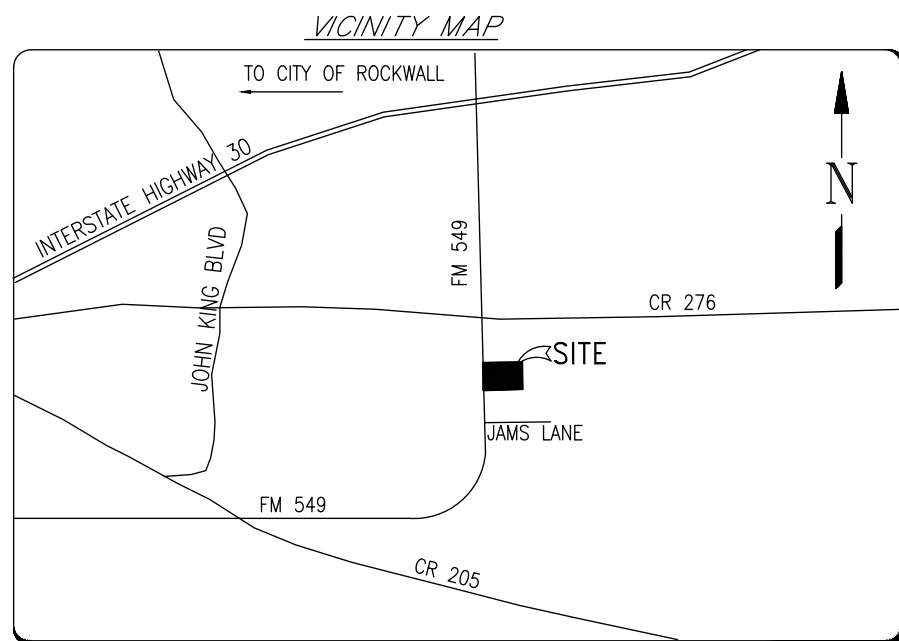
## City of Rockwall

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.



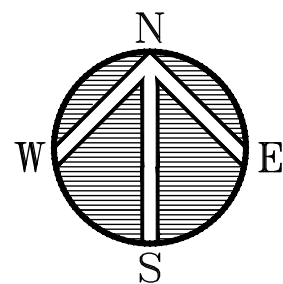




NOT TO SCALE  
MAPSCO #304 H

LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



SCALE IN FEET  
1"=60'

TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549

F.M. 549

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.

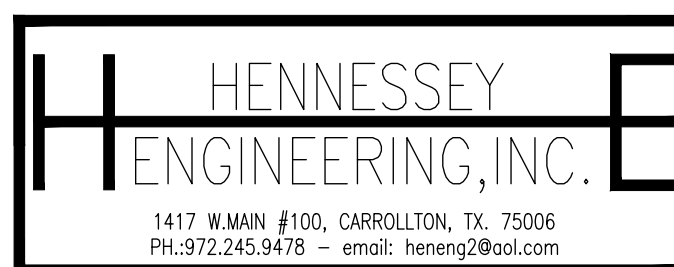
TX DOT  
MON FND  
N=7,013,513.64  
E=2,607,493.95  
P.O.B.

TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

LOT 42  
4 HO. LTD  
INSTR. No. 20200000024805  
O.P.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 20180000009326  
O.P.R.R.C.T.

LOT 41  
JANET AND GERALD S. CRENSHAW  
INSTR. No. 20200000023144  
O.P.R.R.C.T.

ARMANDO AND DARLA DEANETTE  
HERNANDEZ  
INSTR. No. 201900000228191  
O.P.R.R.C.T.

ERICA AND RICHARD COWARD  
INSTR. No. 20190000015092  
O.P.R.R.C.T.

CASEY RODNEY JEFFERSON  
AND FANGFANG LIU  
INSTR. No. 20210000012533  
O.P.R.R.C.T.

DANIEL AND AMBER R. TAYLOR  
INSTR. No. 20200000008480  
O.P.R.R.C.T.

SARA BETH PARRISH-SMITH  
INSTR. No. 2020000003477  
O.P.R.R.C.T.

DRITON TOMAJ  
INSTR. No. 20200000023327  
O.P.R.R.C.T.

JERROD GARNER TYNES  
AND ASHLEIGH PAGE TYNES  
INSTR. No. 2020000001150  
O.P.R.R.C.T.

N89°57'08"E 609.56'

N89°57'08"E 609.56'

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

N89°56'43"W 612.39'

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478

CASE No.: P2021-037  
PAGE 1 OF 2

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

NICK TITLOW AND ALYSSA TITLOW  
INSTRUMENT No. 2016000007251  
O.P.R.R.C.T.  
(REMAINDER 7.43 ACRES)

APPROXIMATE LOCATION  
ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2018000002243  
O.P.R.R.C.T.

ACCESS AGREEMENT  
INSTR. No. 20170000004105  
O.P.R.R.C.T.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE ISAAC ADDITION**, SUBDIVISION TO THE COUNTY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **THE ISAAC ADDITION**, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE SAME. I 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. 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 RULES AND 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 REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY'S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE OUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY 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 OR COUNTY 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 AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY 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 COMMISSIONER'S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREON 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 COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 2020000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.20160000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 20170000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°05'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)

3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.

6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.

7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.

8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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.

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 26, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

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.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

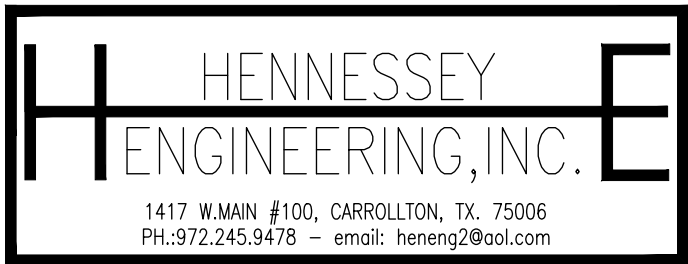
ROCKWALL COUNTY JUDGE

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478





September 2, 2021

TO: Isaac Peña  
2185 S. FM-549  
Rockwall, TX 75032

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-037; *Lots 1 & 2, Block A, The Isaac Addition (Final Plat)*

Isaac Peña:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on 08/16/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- 2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- 3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On August 16, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Council Member Daniels absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

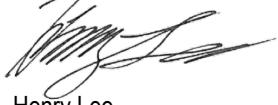
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1<sup>st</sup>* and *December 31<sup>st</sup>*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.



Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee  
Planner