



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **108 Reliance Court, Rockwall, TX 75032**

SUBDIVISION **Chandlers Landing**

LOT

25-R

BLOCK

A

GENERAL LOCATION **Phase 20**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Residential**

CURRENT USE

Residential

PROPOSED ZONING **Residential**

PROPOSED USE

Residential

ACREAGE **lot 25--.174; lot 26--.239** 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 **Carl S Petersen and Wendy Petersen** APPLICANT

CONTACT PERSON **Wendy Petersen**

CONTACT PERSON

ADDRESS **108 Reliance Court**

ADDRESS

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP

PHONE **214-675-4142**

PHONE

E-MAIL **wendyhp55@gmail.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I, _____) 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 FROM THE PUBLIC. State of Texas

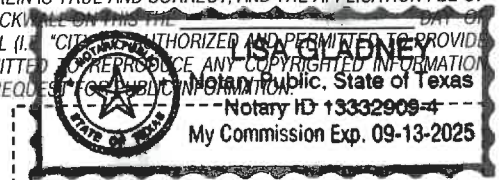
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OWNER'S SIGNATURE

Carl S Petersen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

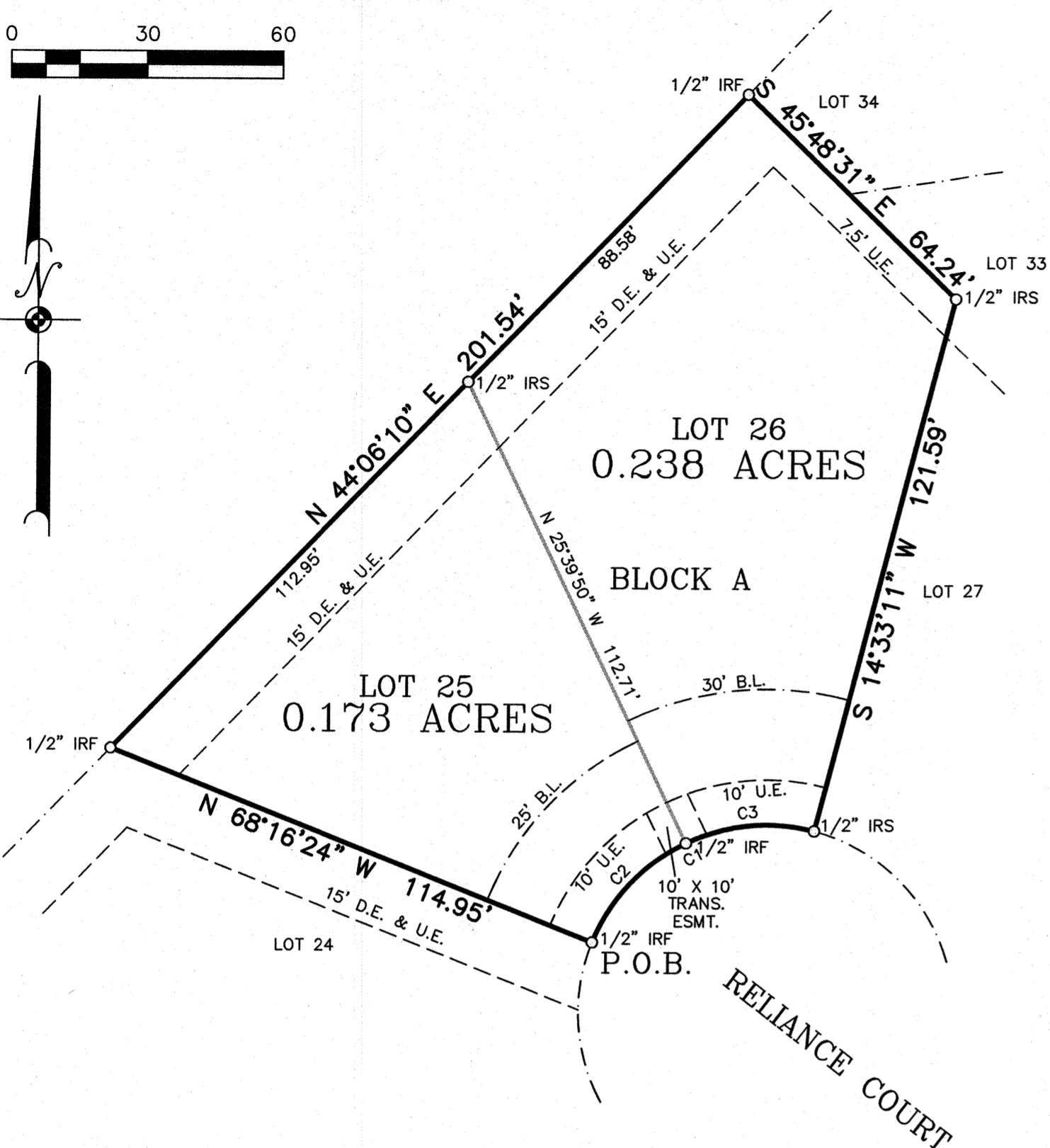
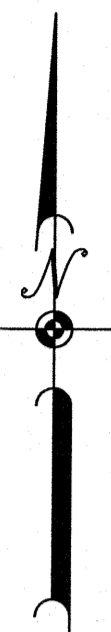
Lisa Gladney



MY COMMISSION EXPIRES 9-13-25

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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0 30 60



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- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall.
- City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code.
- and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer.
- and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute.
- any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor
- shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water.
- and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City
- of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole.
- liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired, and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA)

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, 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.

Sandy Peterson Wendy Peterson

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, 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 and shall not be used, viewed or relied upon as a final survey document."

Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge 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 Public in and for _____ County, Texas

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20 was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, _____.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
WHEREAS Sandy Peterson and Wendy Peterson, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:
LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, being known as Lot 25-R, Block A of the Replat Chandlers Landing Phase 20, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet F, Slide 155 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner in the right of way line of Reliance Court, said point being at the South corner of said Lot 25-R and at the Northeast corner of Lot 24 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE N 68°16'24"W along the South line of said Lot 25-R and the North line of said Lot 24, a distance of 114.95 feet to a 1/2" iron rod found for corner at the West corner of said Lot 25-R and at the Northwest corner of said Lot 24;

THENCE N 44°06'10"E along the Northwest line of said Lot 25-R, a distance of 201.54 feet to a 1/2" iron rod found for corner at the North corner said Lot 25-R and at the West corner of Lot 34 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE S 45°48'31"E along the Northeast line of said Lot 25-R, along the Southwest line of said Lot 34, and along the Southwest line of Lot 33 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T., a distance of 64.24 feet to a 1/2" iron rod set for corner at the Northeast corner of said Lot 25-R and at the North corner of Lot 27 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE S 14°33'11"W along the East line of Lot 25-R and along the West line of said Lot 27, a distance of 121.59 feet to a 1/2" iron rod set for corner in the right of way line of Reliance Court, said point being in a curve to the left having a radius of 41.50 feet, delta angle of 82°49'33", a chord bearing of S 63°08'20"W, a chord distance of 54.90 feet;

THENCE along said curve to the left an arc distance of 59.99 feet returning to the Point of Beginning and containing 0.411 acres of land.

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 REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

**REPLAT OF THE
REPLAT OF LOT 25-R, BLOCK A
OF
THE REPLAT OF
CHANDLERS LANDING PHASE 20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
0.411 ACRES
MARCH 2024**

Owner: Sandy Peterson and Wendy Peterson
108 Reliance Court
Rockwall, Texas 75087
Surveyor: Eyncon Engineering & Surveying
2618 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

<p>LEGEND</p> <p>○ PROPERTY CORNER ● WATER VALVE ▲ TELE. PEDESTAL ○ MAILBOX —X— WIRE FENCE —G— GAS</p> <p>■ POWER POLE ◊ FIRE HYDRANT △ FIBER OPTIC MARKER □ HVAC —O— CHAINLINK FENCE —W— WATER</p> <p>← GUY WIRE □ GAS METER △ CATV CABLE TV PEDESTAL —//— TRAFFIC SIGN —//— WOOD FENCE —FO— FIBER OPTIC</p> <p>■ ELEC. TRANS. ◊ GAS LINE MARKER ○ CO CLEANOUT ○ SAN. SEWER MANHOLE —□— IRON FENCE —SS— SANITARY SEWER</p> <p>⊗ ELECTRIC METER ◊ GAS VALVE ◊ SEP SEPTIC ○ ST STORM SEWER MANHOLE —E— ELECTRIC —ST— STORM SEWER</p> <p>⊗ WATER METER —PL— PIPELINE MARKER ◊ AER AEROBIC ○ LIGHT POLE —UGF— UNDERGROUND ELEC.</p>		<p>Eyncon ENGINEERING & SURVEYING P.O. BOX 1025 • GREENVILLE, TX 75403 www.eyncon.com • (903) 450-9837</p>	DATE: FEB. 23, 2024	JOB NO.: 20224091
<p>DRAWN BY: S. HOLDER</p> <p>SCALE: 1" = 30'</p>			DWG: PLAT	FIRM REG. CERT. #10022400



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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LOT

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BLOCK

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Residential

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PROPOSED USE

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ACREAGE **lot 25--.174; lot 26--.239** LOTS [CURRENT]

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PHONE **214-675-4142**

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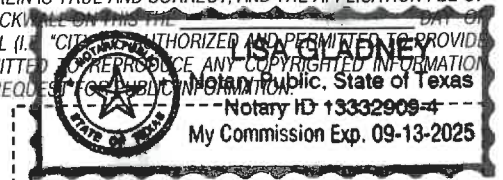
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Lisa Gladney



MY COMMISSION EXPIRES 9-13-25

SIGNAL RIDGE PL



P2024-010: Replat for Lot 25R, Block A, Chandlers Landing Phase 20

PD-15

PD-8

Case Location Map = 



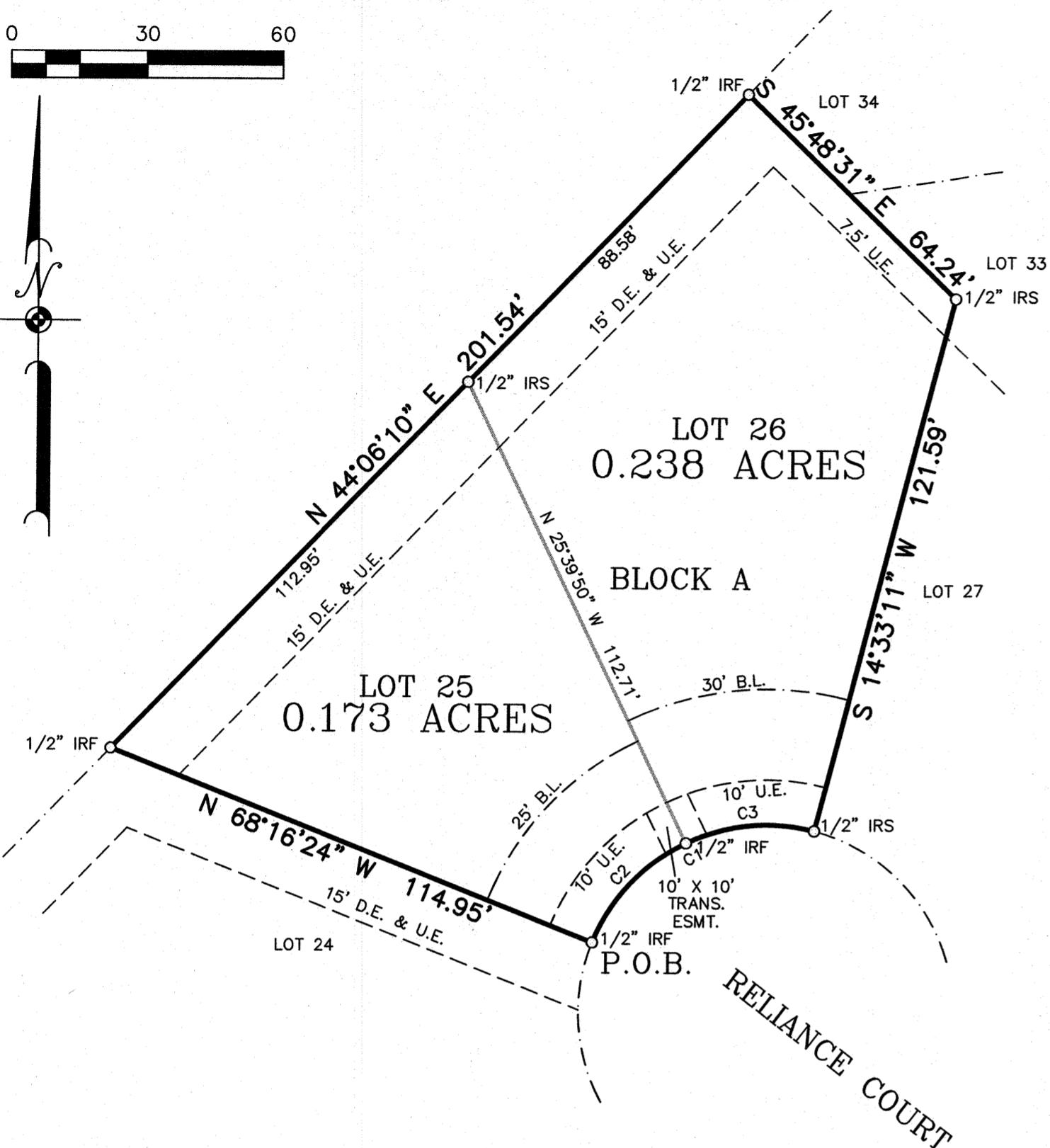
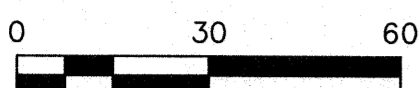
City of Rockwall

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

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



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- replaced by the Homeowner's Association (HOA)

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, 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.

Sandy Peterson Wendy Peterson

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, 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 and shall not be used, viewed or relied upon as a final survey document."

Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge 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 Public in and for _____ County, Texas

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20 was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, _____.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Sandy Peterson and Wendy Peterson, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, being known as Lot 25-R, Block A of the Replat Chandlers Landing Phase 20, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet F, Slide 155 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner in the right of way line of Reliance Court, said point being at the South corner of said Lot 25-R and at the Northeast corner of Lot 24 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE N 68°16'24"W along the South line of said Lot 25-R and the North line of said Lot 24, a distance of 114.95 feet to a 1/2" iron rod found for corner at the West corner of said Lot 25-R and at the Northwest corner of said Lot 24;

THENCE N 44°06'10"E along the Northwest line of said Lot 25-R, a distance of 201.54 feet to a 1/2" iron rod found for corner at the North corner said Lot 25-R and at the West corner of Lot 34 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE S 45°48'31"E along the Northeast line of said Lot 25-R, along the Southwest line of said Lot 34, and along the Southwest line of Lot 33 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T., a distance of 64.24 feet to a 1/2" iron rod set for corner at the Northeast corner of said Lot 25-R and at the North corner of Lot 27 of Chandlers Landing Phase 20 as recorded in Cabinet B, Slide 254, P.R.R.C.T.;

THENCE S 14°33'11"W along the East line of Lot 25-R and along the West line of said Lot 27, a distance of 121.59 feet to a 1/2" iron rod set for corner in the right of way line of Reliance Court, said point being in a curve to the left having a radius of 41.50 feet, delta angle of 82°49'33", a chord bearing of S 63°08'20"W, a chord distance of 54.90 feet;

THENCE along said curve to the left an arc distance of 59.99 feet returning to the Point of Beginning and containing 0.411 acres of land.

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 REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 25-R, BLOCK A OF THE REPLAT OF CHANDLERS LANDING PHASE 20, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

**REPLAT OF THE
REPLAT OF LOT 25-R, BLOCK A
OF
THE REPLAT OF
CHANDLERS LANDING PHASE 20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
0.411 ACRES
MARCH 2024**

Owner:
Sandy Peterson and Wendy Peterson
108 Reliance Court
Rockwall, Texas 75087

Surveyor:
Eyncon Engineering & Surveying
2618 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

LEGEND

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	—X— WIRE FENCE	—G— GAS
■ POWER POLE	⊖ FIRE HYDRANT	⊖ FIBER OPTIC MARKER	□ HVAC	—O— CHAINLINK FENCE	—W— WATER
← GUY WIRE	□ GAS METER	△ CATV CABLE TV PEDESTAL	□ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
⊖ ELEC. TRANS.	⊖ GAS LINE MARKER	⊖ CLEANOUT	○ SAN. SEWER MANHOLE	—□— IRON FENCE	—SS— SANITARY SEWER
⊖ ELECTRIC METER	⊖ GAS VALVE	⊖ SEPTIC	○ STORM SEWER MANHOLE	—E— ELECTRIC	—ST— STORM SEWER
⊖ WATER METER	⊖ PIPELINE MARKER	⊖ AEROBIC	○ LIGHT POLE	—UGF— UNDERGROUND ELEC.	

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: FEB. 23, 2024	JOB NO.: 20224091
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 30'	FIRM REG. CERT. #10022400



February 4, 2026

TO: Wendy Petersen
108 Reliance Court
Rockwall, TX 75032

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

SUBJECT: Expiration Notice for P2024-010; Replat for Lots 54 & 55, Block A, Chandlers Landing Phase 20 Addition

Mrs. Petersen:

This letter serves to notify you that the above referenced subdivision plat case is considered expired by the City of Rockwall due to inactivity as prescribed by the Municipal Code of Ordinances that was in effect at the time the original development application for this case was submitted. According to Section 38-7(4)(I), *Expiration*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(u)pon receiving approval of a final plat from the City Council, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in Subsection [38-7\(4\)\(G\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the final plat, and any previously approved preliminary plat or master plat, shall lapse. After this expiration, the applicant or property owner shall be required to submit a new preliminary plat, master plat, and/or final plat, which will be subject to all zoning and subdivision standards in place at the time of the new application." Based on this section of the Municipal Code of Ordinances, the subdivision plat was not recorded within 180-days and has expired.

Please note that a new development application and application fees will be required to be submitted should you choose to resubmit the subdivision plat for reconsideration. Should you have any questions or concerns regarding the expiration of your subdivision plat, or the planning process involved for refiling the necessary application to restart the project, please feel free to contact me at 972-772-6438.

Sincerely,

Angelica Guevara
Planning Technician
Planning and Zoning Department
City of Rockwall