



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)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS: 3371 State Hwy 276 Rockwall TX 75032

SUBDIVISION: Rubio Addition LOT: 1, 2 BLOCK: A

GENERAL LOCATION: Hwy 276, Rochell Rd

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING: _____ CURRENT USE: AG

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: 4.7 LOTS [CURRENT]: 2 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: Alejandro Rubio APPLICANT: _____

CONTACT PERSON: Alejandro Rubio CONTACT PERSON: _____

ADDRESS: 3371 State Hwy 276 ADDRESS: _____

CITY, STATE & ZIP: _____ CITY, STATE & ZIP: _____

PHONE: _____ PHONE: _____

E-MAIL: _____ E-MAIL: _____

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Rubio [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.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 16 DAY OF October, 2025

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



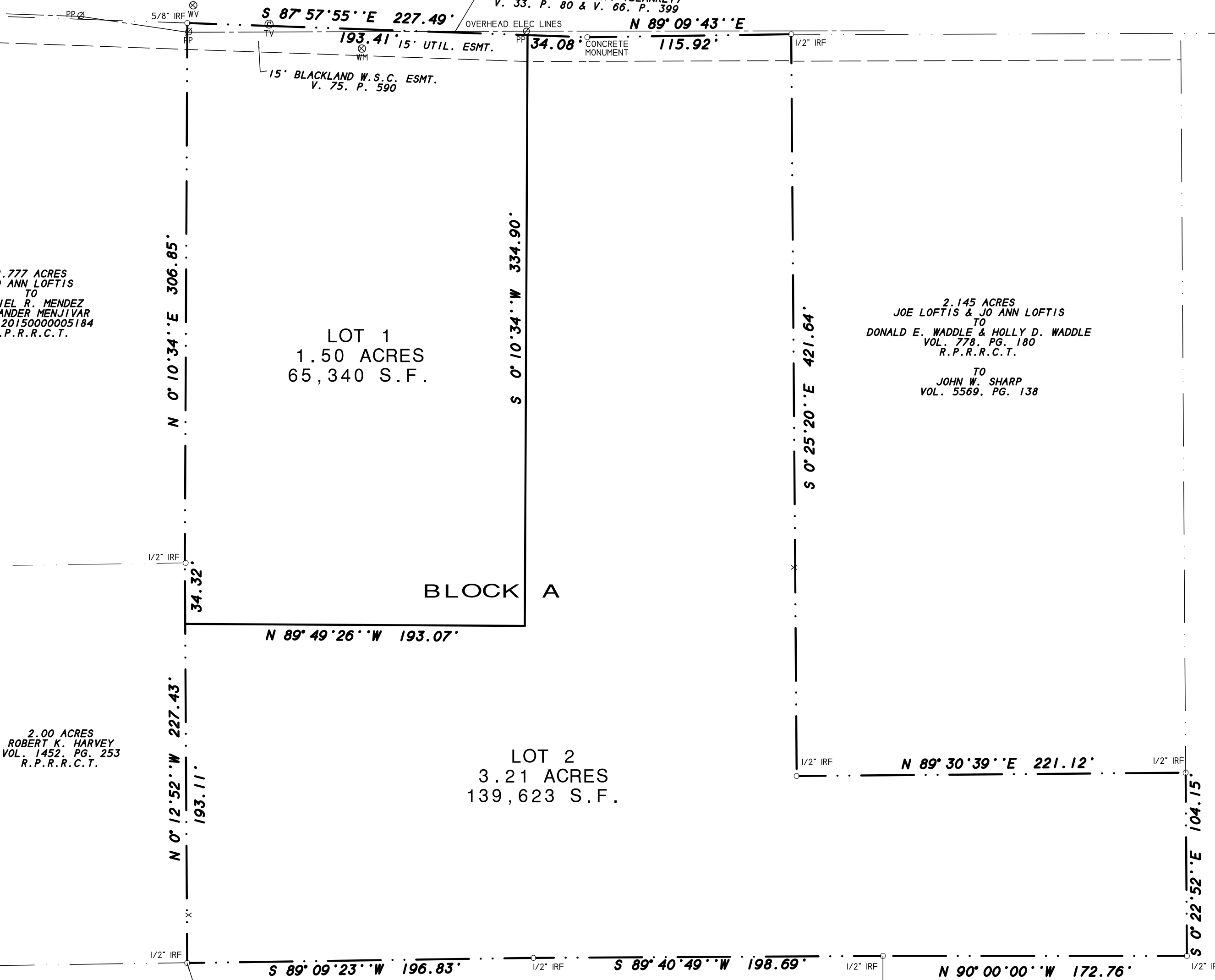
STATE HIGHWAY 276

R.O.W. STATE OF TEXAS
VOL. 45, PG. 463

T.P. & L. CO. ESMT. (BLANKET)
V. 33, P. 80 & V. 66, P. 399

OVERHEAD ELEC LINES

CONCRETE MONUMENT



2.777 ACRES
JO ANN LOFTIS
TO
DANIEL R. MENDEZ
ALEXANDER MENJIVAR
DOC# 2015000005184
O.P.R.R.C.T.

LOT 1
1.50 ACRES
65,340 S.F.

2.145 ACRES
JOE LOFTIS & JO ANN LOFTIS
TO
DONALD E. WADDLE & HOLLY D. WADDLE
VOL. 778, PG. 180
R.P.R.R.C.T.

TO
JOHN W. SHARP
VOL. 5569, PG. 138

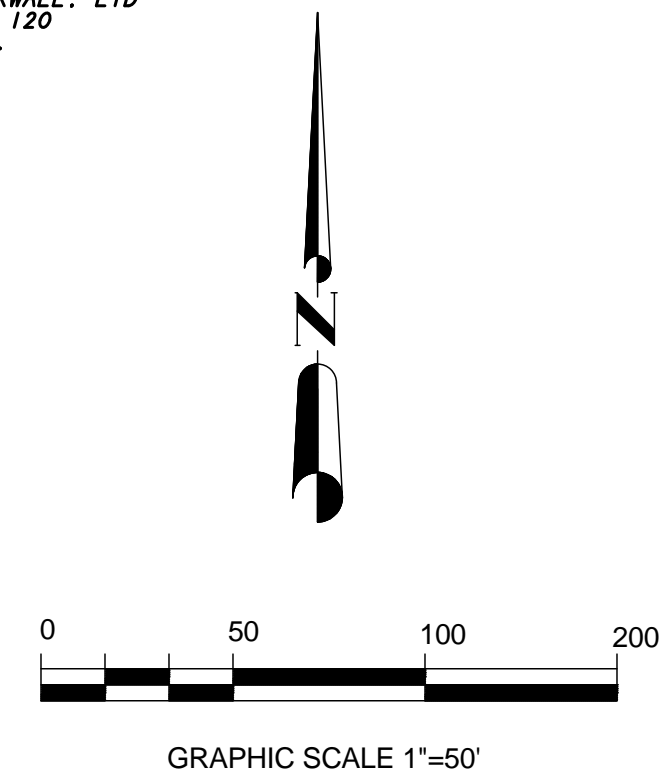
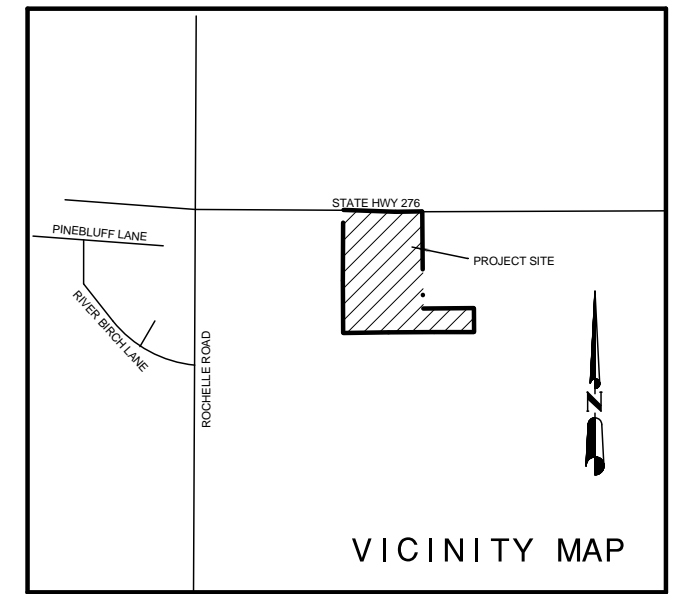
234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.

2.00 ACRES
ROBERT K. HARVEY
VOL. 1452, PG. 253
R.P.R.R.C.T.

LOT 2
3.21 ACRES
139,623 S.F.

TRACT ONE
RIDGE HAVEN ESTATES NO. 2
CAB. A, SLIDE 245
P.R.R.C.T.

234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
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PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES/204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- (1) 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 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).

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Alejandro Rubio, being the owner of a tract of land in the H.K. Newell Survey, Abstract No. 167, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being a part of a 296.60 acres tract of land as described in a Warranty deed from Emma L. Rochell to Joe D. Loftis and Jo Ann Loftis, dated May 20, 1988 and being recorded in Volume 403, Page 283 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of a 2.00 acres tract of land a described in a Warranty deed to Robert K. Harvey, as recorded in Volume 1452, Page 253 of the Real Property Records of Rockwall County, Texas, and being in the north line of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 12 min. 52 sec. W. along the east line of said 2.00 acres tract, a distance of 227.43 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

THENCE N. 89 deg. 09 min. 43 sec. E. along said right-of-way line, a distance of 115.92 feet to a 1/2" iron rod found for corner at the northwest corner of a 2.145 acres tract of land as described in a Warranty deed to John W. Sharp, as recorded in Volume 5569, Page 138 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 25 min. 20 sec. E. along the west line of said 2.145 acres tract, a distance of 421.64 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 89 deg. 30 min. 39 sec. E. along the south line of said 2.145 acres tract, a distance of 221.12 feet to a 1/2" iron rod found for corner at the southeast corner of same;

THENCE S. 00 deg. 22 min. 52 sec. E. a distance of 104.15 feet to a 1/2" iron rod found for corner;

THENCE N. 90 deg. 00 min. 00 sec. W. a distance of 172.76 feet to a 1/2" iron rod found for corner at the northeast corner of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 40 min. 49 sec. W. along the north line of said Tract One, a distance of 198.69 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 23 sec. W. along the north line of said Tract One, a distance of 196.83 feet to the POINT OF BEGINNING and containing 204,963 square feet or 4.71 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, 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 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the ____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the ____ day of _____, 2025.

Frank New
Rockwall County Judge

ATTEST:

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
 2 LOTS - 4.71 ACRES / 204,963 S.F.
 IN THE ETJ OF CITY OF ROCKWALL
 H.K. NEWELL SURVEY, ABST. 167
 ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
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SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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PROPERTY INFORMATION (PLEASE PRINT)

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SUBDIVISION: Rubio Addition LOT: 1,2 BLOCK: A

GENERAL LOCATION: Hwy 276, Rochell Rd

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING: _____ CURRENT USE: AG

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: 4.7 LOTS [CURRENT]: 2 LOTS [PROPOSED]: 2

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OWNER: Alejandro Rubio APPLICANT: _____

CONTACT PERSON: Alejandro Rubio CONTACT PERSON: _____

ADDRESS: 3371 State Hwy 276 ADDRESS: _____

CITY, STATE & ZIP: _____ CITY, STATE & ZIP: _____

PHONE: _____ PHONE: _____

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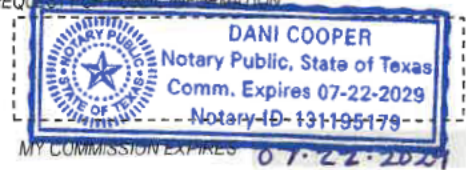
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OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 55 110 220 330 440 Feet

P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition


PD-78

276

LI

PD-66

SF-10

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.



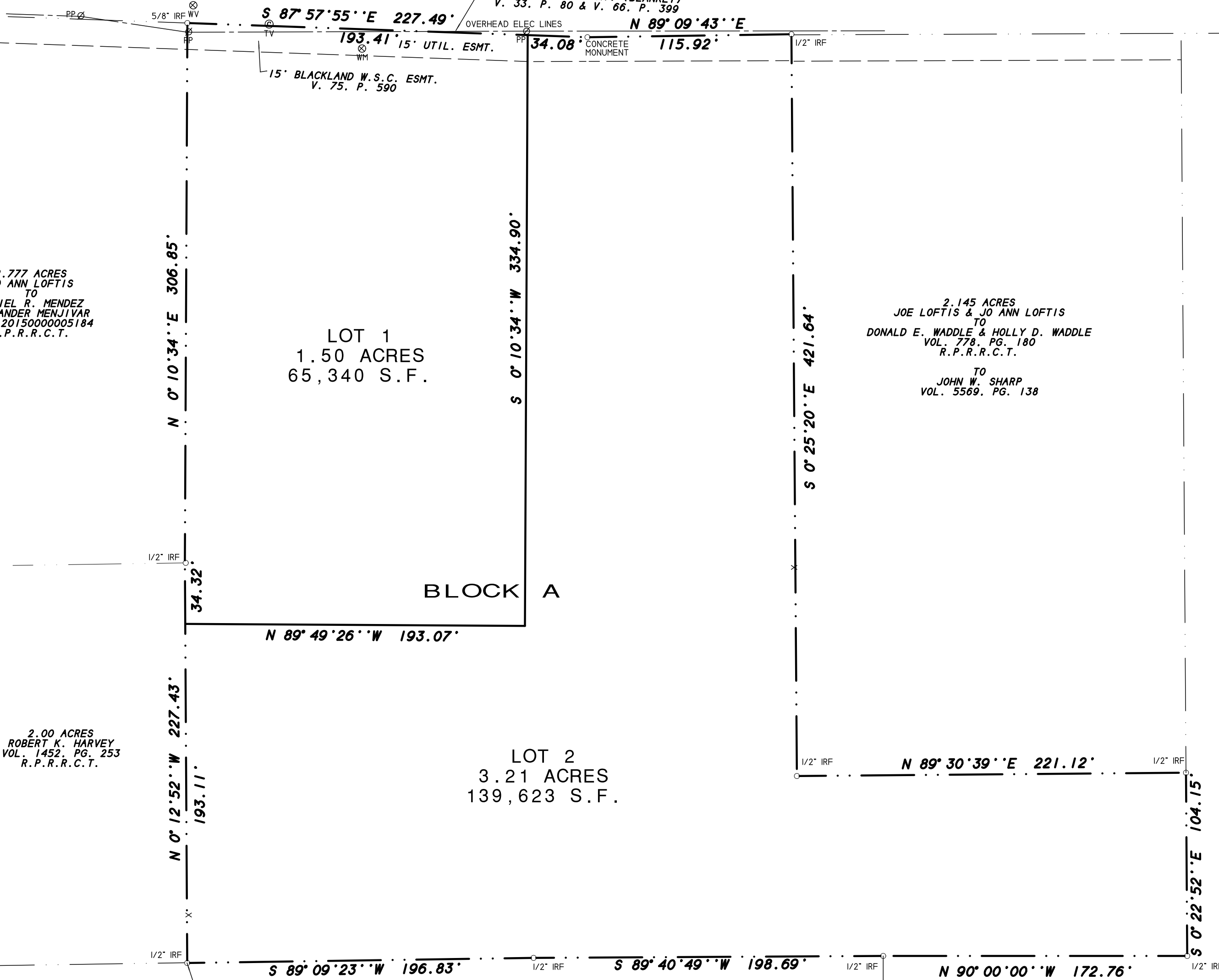
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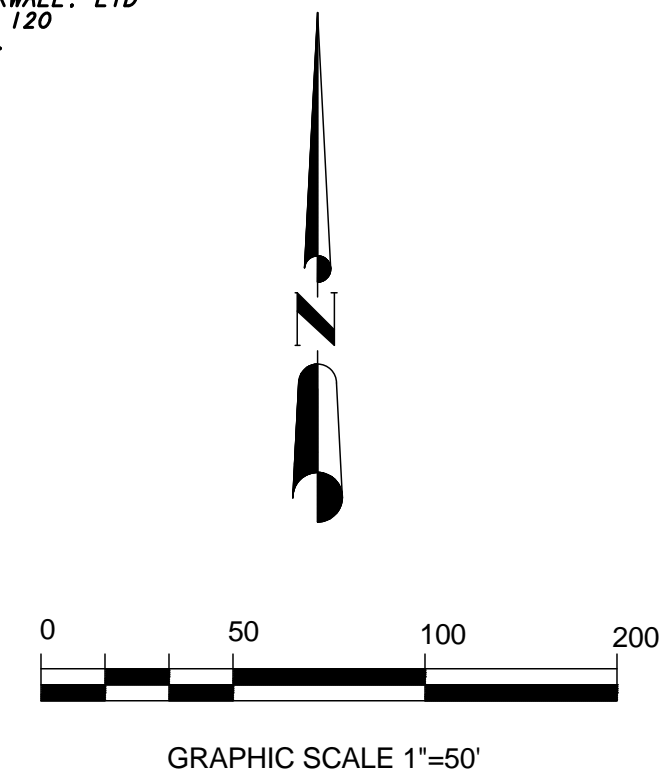
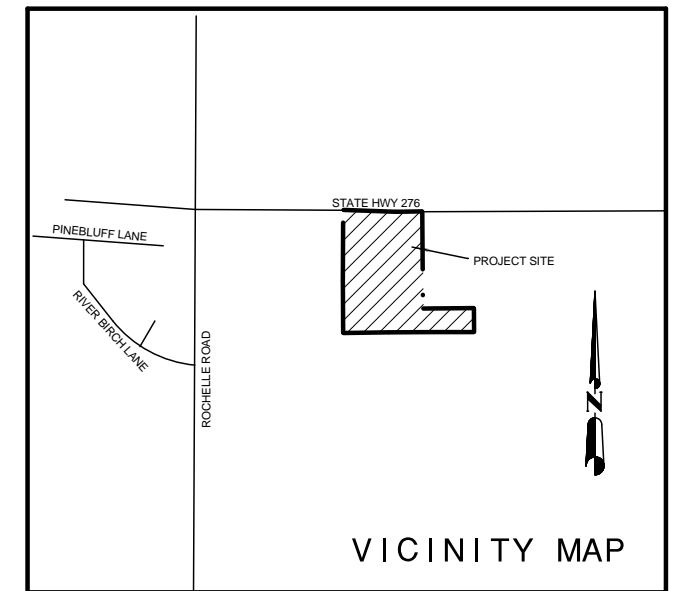
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- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Alejandro Rubio, being the owner of a tract of land in the H.K. Newell Survey, Abstract No. 167, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being a part of a 296.60 acres tract of land as described in a Warranty deed from Emma L. Rochell to Joe D. Loftis and Jo Ann Loftis, dated May 20, 1988 and being recorded in Volume 403, Page 283 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of a 2.00 acres tract of land a described in a Warranty deed to Robert K. Harvey, as recorded in Volume 1452, Page 253 of the Real Property Records of Rockwall County, Texas, and being in the north line of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 12 min. 52 sec. W. along the east line of said 2.00 acres tract, a distance of 227.43 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

THENCE N. 89 deg. 09 min. 43 sec. E. along said right-of-way line, a distance of 115.92 feet to a 1/2" iron rod found for corner at the northwest corner of a 2.145 acres tract of land as described in a Warranty deed to John W. Sharp, as recorded in Volume 5569, Page 138 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 25 min. 20 sec. E. along the west line of said 2.145 acres tract, a distance of 421.64 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 89 deg. 30 min. 39 sec. E. along the south line of said 2.145 acres tract, a distance of 221.12 feet to a 1/2" iron rod found for corner at the southeast corner of same;

THENCE S. 00 deg. 22 min. 52 sec. E. a distance of 104.15 feet to a 1/2" iron rod found for corner;

THENCE N. 90 deg. 00 min. 00 sec. W. a distance of 172.76 feet to a 1/2" iron rod found for corner at the northeast corner of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 40 min. 49 sec. W. along the north line of said Tract One, a distance of 198.69 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 23 sec. W. along the north line of said Tract One, a distance of 196.83 feet to the POINT OF BEGINNING and containing 204,963 square feet or 4.71 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, 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 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the ____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the ____ day of _____, 2025.

Frank New
Rockwall County Judge

ATTEST:

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES / 204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

PROJECT COMMENTS



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

DATE: 10/23/2025

PROJECT NUMBER: P2025-038
PROJECT NAME: Preliminary Plat for Lot 1 & 2, Block A, Rubio Addition
SITE ADDRESS/LOCATIONS: 3371 SH 276

CASE CAPTION: Discuss and consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/21/2025	Approved w/ Comments

10/21/2025: P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2025-038) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A
RUBIO ADDITION
BEING 2 LOTS
4.71-ACRES OR 204,963 SF
SITUATED IN THE
H.K. NEWELL SURVEY, ABSTRACT NO. 187
ROCKWALL COUNTY, TEXAS

M.5 This lot configuration does not work. The minimum frontage is 200.00' for any lot that is between 3 and 5 acres and 150.00' for any lot between 1 and 2 acres. Please revise the configuration of the lots to reflect this. [Subsection C(2), Exhibit A, of the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA)]

M.6 Provide two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).

M.7 Provide the Building Setbacks adjacent to SH-276. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.8 Label all existing and proposed easements relative to the site and include type, purpose, and width. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.9 Indicate the locations of all existing and proposed utilities Include the size and type of each. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.10 Provide the right-of-way, centerline, median breaks, and any additional right-of-way for SH-276. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.11 Provide topographical contours and physical features at 2-foot intervals. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.12 Indicate water sources inside of the ETJ. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.13 Indicate sewage disposal method inside the ETJ. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

M.14 Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances & ILA)

I.15 Revised plans must be provided to staff by November 3, 2025. The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: October 28, 2025
Planning and Zoning Public Hearing: November 11, 2025
City Council: November 17, 2025

I.16 Please note that once the Preliminary 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.

I.17 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved w/ Comments

10/23/2025: 1. Provide Northing and Easting in at least 2 points on the Plat.
2. Have "leaders" pointing to limits of 15' Utility easement
3. Verify with TXDOT that this is the ultimate ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	10/20/2025	Approved w/ Comments
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10/20/2025: Add State Plane Coordinate's (North Central TX 4202 - Grid) by Final Platting to two corners

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	10/20/2025	Approved
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No Comments

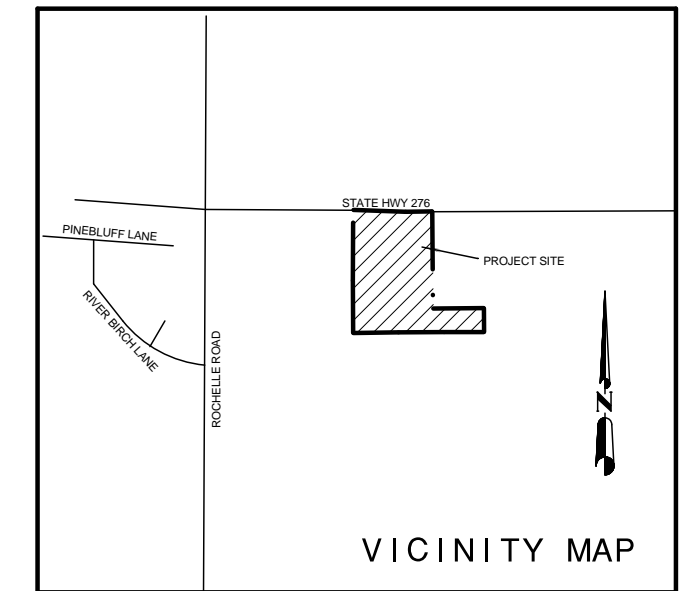
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	10/20/2025	Approved
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No Comments

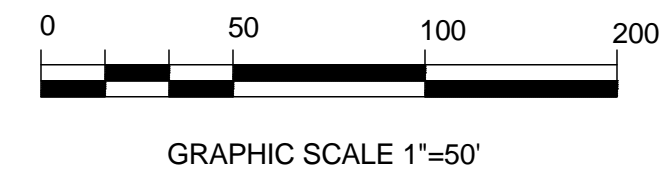
STATE HIGHWAY 276
R.O.W. STATE OF TEXAS
VOL. 45, PG. 463

Verify with TXDOT
that this is the
ultimate ROW



Have "leaders"
pointing to limits of
15' Utility easement

Provide Northing and
Easting in at least 2
points on the Plat.



2.777 ACRES
JO ANN LOFTIS
TO
DANIEL R. MENDEZ
ALEXANDER MENJIVAR
DOC# 2015000005184
O.P.R.R.C.T.

LOT 1
1.50 ACRES
65,340 S.F.

2.145 ACRES
JOE LOFTIS & JO ANN LOFTIS
TO
DONALD E. WADDLE & HOLLY D. WADDLE
VOL. 778, PG. 180
R.P.R.R.C.T.
TO
JOHN W. SHARP
VOL. 5569, PG. 138

234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.

2.00 ACRES
ROBERT K. HARVEY
VOL. 1452, PG. 253
R.P.R.R.C.T.

LOT 2
3.21 ACRES
139,623 S.F.

234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.

TRACT ONE
RIDGE HAVEN ESTATES NO. 2
CAB. A, SLIDE 245
P.R.R.C.T.

GENERAL NOTES:

- (1) 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 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).

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034".

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES/204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 3371 State Hwy 276 Rockwall TX 75032
 SUBDIVISION: Rubio Addition LOT: 1,2 BLOCK: A
 GENERAL LOCATION: Hwy 276, Rochell Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: AG
 PROPOSED ZONING: _____ PROPOSED USE: _____
 ACREAGE: 4.7 LOTS [CURRENT]: 2 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: Alejandro Rubio APPLICANT: _____
 CONTACT PERSON: Alejandro Rubio CONTACT PERSON: _____
 ADDRESS: 3371 State Hwy 276 ADDRESS: _____
 CITY, STATE & ZIP: _____ CITY, STATE & ZIP: _____
 PHONE: _____ PHONE: _____
 E-MAIL: _____ E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Rubio [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.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 16 DAY OF October, 2025

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 55 110 220 330 440 Feet

P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition


PD-78

276

LI

PD-66

SF-10

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.



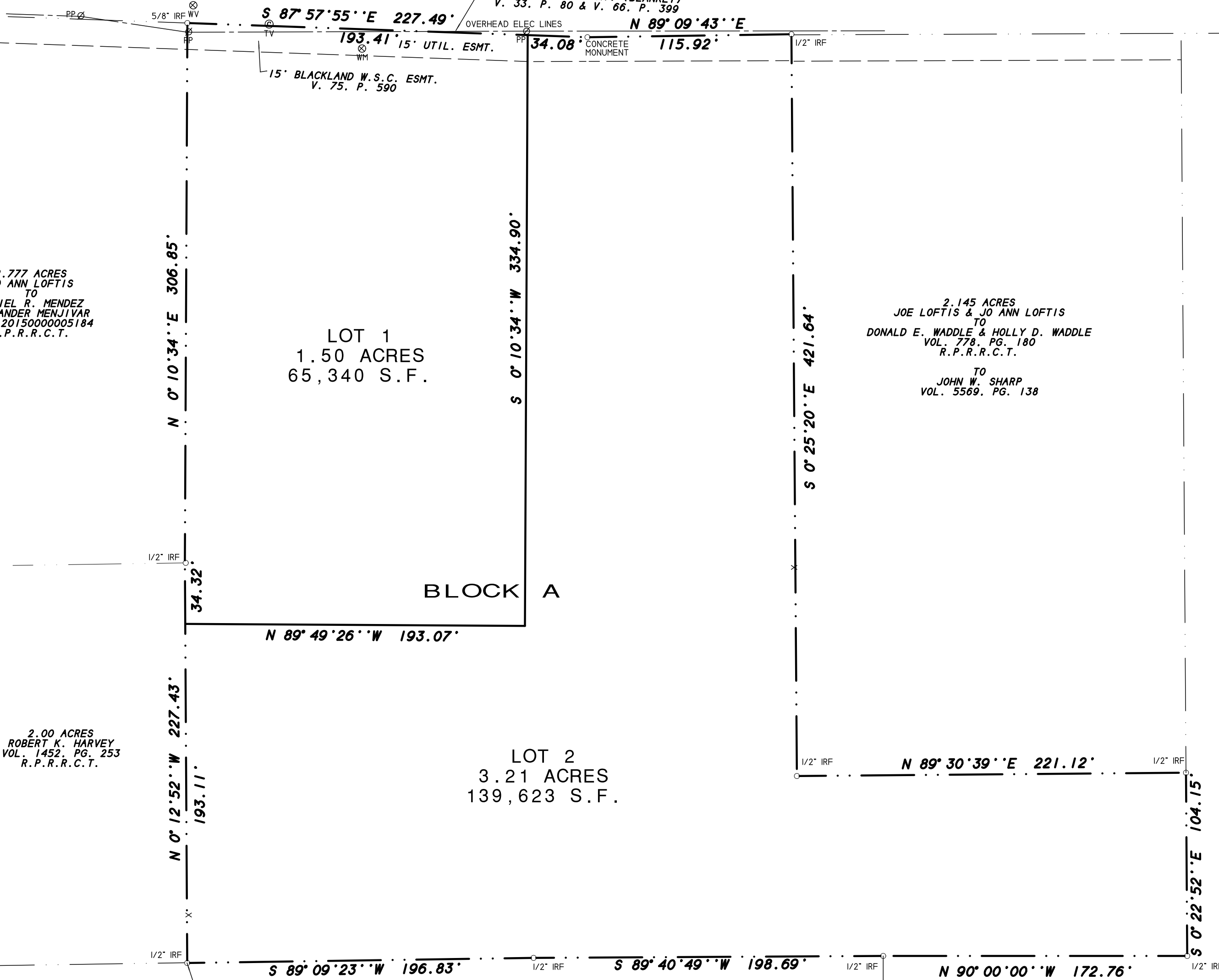
STATE HIGHWAY 276

R.O.W. STATE OF TEXAS
VOL. 45, PG. 463

T.P. & L. CO. ESMT. (BLANKET)
V. 33, P. 80 & V. 66, P. 399

OVERHEAD ELEC LINES

CONCRETE MONUMENT



2.777 ACRES
JO ANN LOFTIS
TO
DANIEL R. MENDEZ
ALEXANDER MENJIVAR
DOC# 2015000005184
O.P.R.R.C.T.

LOT 1
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65,340 S.F.

2.145 ACRES
JOE LOFTIS & JO ANN LOFTIS
TO
DONALD E. WADDLE & HOLLY D. WADDLE
VOL. 778, PG. 180
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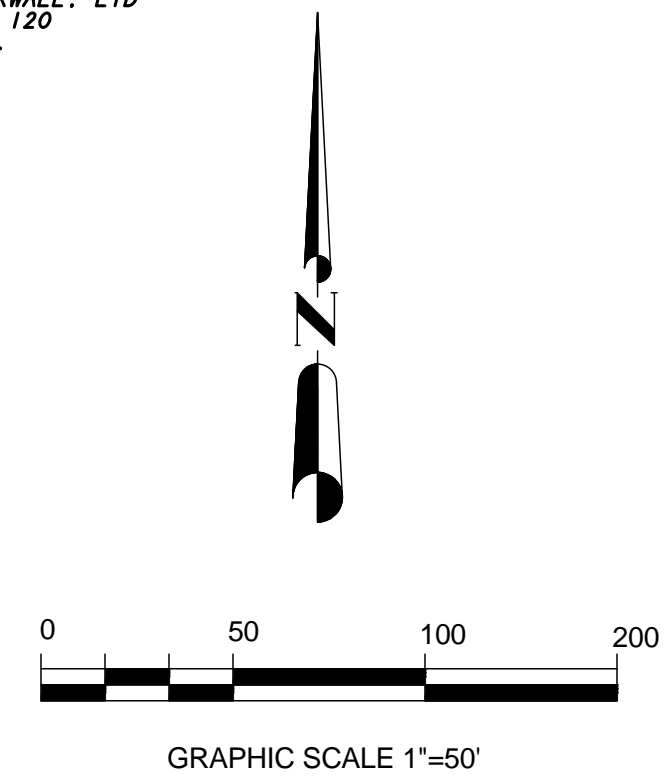
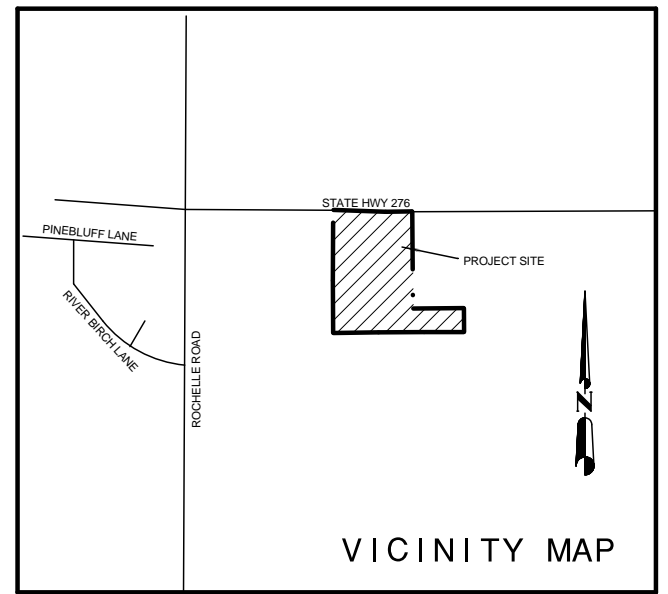
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PRELIMINARY PLAT
RUBIO ADDITION
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2 LOTS - 4.71 ACRES/204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- (1) 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 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).

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-



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

TO: Planning and Zoning Commission
DATE: November 11, 2025
APPLICANT: Alejandro Rubio
CASE NUMBER: P2025-038; *Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition*

SUMMARY

Consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 4.71-acre tract of land for the purpose of consolidating three (3) tracts of land (*i.e. Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182*) into two (2) parcels of land (*i.e. Lot 1 & 2, Block A, Rubio Addition*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the subject property.
- ☑ Requirements. The proposed Preliminary 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 *Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Rockwall County Interlocal Agreement. 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 *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Subdivision Ordinance. 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 the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary 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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 3371 State Hwy 276 Rockwall TX 75032
 SUBDIVISION: Rubio Addition LOT: 1,2 BLOCK: A
 GENERAL LOCATION: Hwy 276, Rochell Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: AG
 PROPOSED ZONING: _____ PROPOSED USE: _____
 ACREAGE: 4.7 LOTS [CURRENT]: 2 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: Alejandro Rubio APPLICANT: _____
 CONTACT PERSON: Alejandro Rubio CONTACT PERSON: _____
 ADDRESS: 3371 State Hwy 276 ADDRESS: _____
 CITY, STATE & ZIP: _____ CITY, STATE & ZIP: _____
 PHONE: _____ PHONE: _____
 E-MAIL: _____ E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

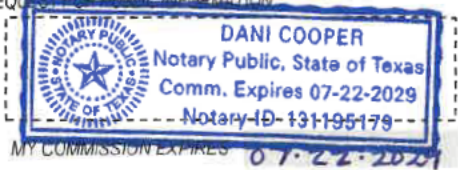
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Rubio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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.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 16 DAY OF October, 2025

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 55 110 220 330 440 Feet

P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition

PD-78

276

LI

PD-66

SF-10

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.



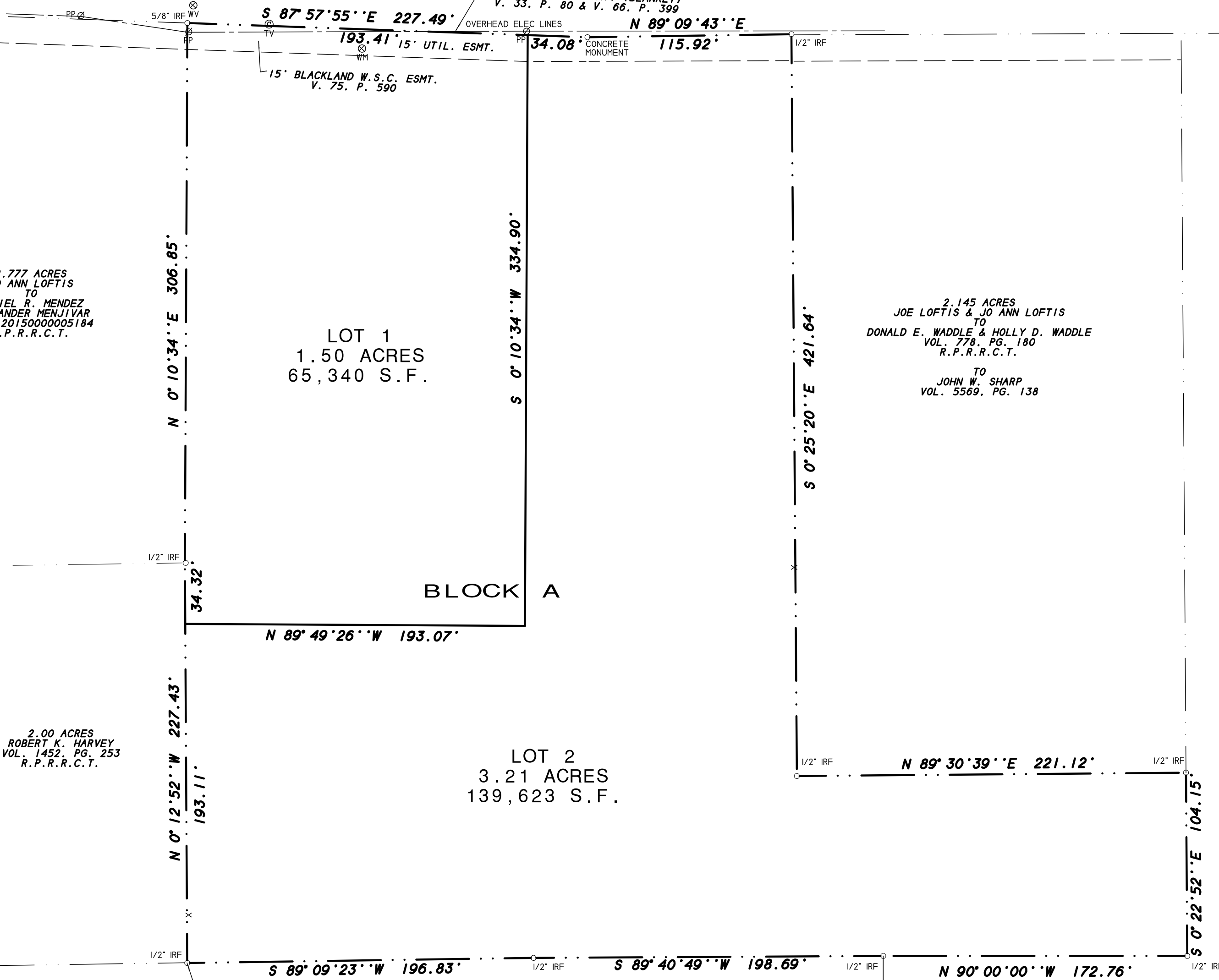
STATE HIGHWAY 276

R.O.W. STATE OF TEXAS
VOL. 45, PG. 463

T.P. & L. CO. ESMT. (BLANKET)
V. 33, P. 80 & V. 66, P. 399

OVERHEAD ELEC LINES

CONCRETE MONUMENT



2.777 ACRES
JO ANN LOFTIS
TO
DANIEL R. MENDEZ
ALEXANDER MENJIVAR
DOC# 2015000005184
O.P.R.R.C.T.

LOT 1
1.50 ACRES
65,340 S.F.

2.145 ACRES
JOE LOFTIS & JO ANN LOFTIS
TO
DONALD E. WADDLE & HOLLY D. WADDLE
VOL. 778, PG. 180
R.P.R.R.C.T.
TO
JOHN W. SHARP
VOL. 5569, PG. 138

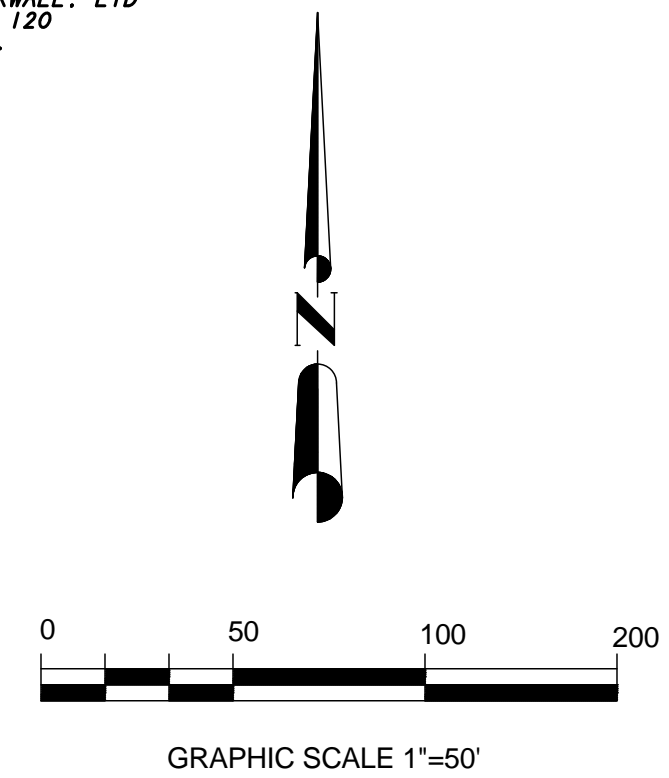
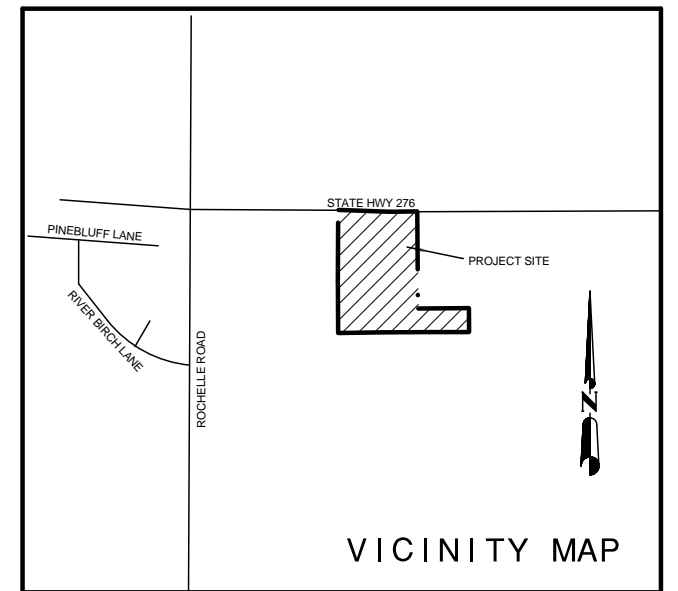
234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.

2.00 ACRES
ROBERT K. HARVEY
VOL. 1452, PG. 253
R.P.R.R.C.T.

LOT 2
3.21 ACRES
139,623 S.F.

TRACT ONE
RIDGE HAVEN ESTATES NO. 2
CAB. A, SLIDE 245
P.R.R.C.T.

234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.



PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES/204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

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- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Alejandro Rubio, being the owner of a tract of land in the H.K. Newell Survey, Abstract No. 167, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being a part of a 296.60 acres tract of land as described in a Warranty deed from Emma L. Rochell to Joe D. Loftis and Jo Ann Loftis, dated May 20, 1988 and being recorded in Volume 403, Page 283 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of a 2.00 acres tract of land a described in a Warranty deed to Robert K. Harvey, as recorded in Volume 1452, Page 253 of the Real Property Records of Rockwall County, Texas, and being in the north line of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 12 min. 52 sec. W. along the east line of said 2.00 acres tract, a distance of 227.43 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

THENCE N. 89 deg. 09 min. 43 sec. E. along said right-of-way line, a distance of 115.92 feet to a 1/2" iron rod found for corner at the northwest corner of a 2.145 acres tract of land as described in a Warranty deed to John W. Sharp, as recorded in Volume 5569, Page 138 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 25 min. 20 sec. E. along the west line of said 2.145 acres tract, a distance of 421.64 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 89 deg. 30 min. 39 sec. E. along the south line of said 2.145 acres tract, a distance of 221.12 feet to a 1/2" iron rod found for corner at the southeast corner of same;

THENCE S. 00 deg. 22 min. 52 sec. E. a distance of 104.15 feet to a 1/2" iron rod found for corner;

THENCE N. 90 deg. 00 min. 00 sec. W. a distance of 172.76 feet to a 1/2" iron rod found for corner at the northeast corner of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 40 min. 49 sec. W. along the north line of said Tract One, a distance of 198.69 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 23 sec. W. along the north line of said Tract One, a distance of 196.83 feet to the POINT OF BEGINNING and containing 204,963 square feet or 4.71 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, 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 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2025.

Frank New
Rockwall County Judge

ATTEST:

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES / 204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

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(Public Dedication)

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THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

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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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2025.

Frank New
Rockwall County Judge

ATTEST:

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A

2 LOTS - 4.71 ACRES / 204,963 S.F.

IN THE ETJ OF CITY OF ROCKWALL

H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-



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: November 17, 2025
APPLICANT: Alejandro Rubio
CASE NUMBER: P2025-038; *Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition*

SUMMARY

Consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 4.71-acre tract of land for the purpose of consolidating three (3) tracts of land (*i.e. Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182*) into two (2) parcels of land (*i.e. Lot 1 & 2, Block A, Rubio Addition*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the subject property.
- ☑ Requirements. The proposed Preliminary 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 *Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Rockwall County Interlocal Agreement. 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 *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.
- ☑ Conformance to the Subdivision Ordinance. 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 the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary 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 November 11, 2025, the Planning and Zoning Commission approved a motion to approve the Preliminary Plat by a vote of 6-0, with Commissioner Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 3371 State Hwy 276 Rockwall TX 75032

SUBDIVISION: Rubio Addition LOT: 1, 2 BLOCK: A

GENERAL LOCATION: Hwy 276, Rochell Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: AG

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: 4.7 LOTS [CURRENT]: 2 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: Alejandro Rubio APPLICANT: _____

CONTACT PERSON: Alejandro Rubio CONTACT PERSON: _____

ADDRESS: 3371 State Hwy 276 ADDRESS: _____

CITY, STATE & ZIP: _____ CITY, STATE & ZIP: _____

PHONE: _____ PHONE: _____

E-MAIL: _____ E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

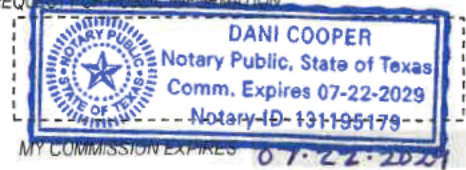
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Rubio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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.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 16 DAY OF October, 2025

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 55 110 220 330 440 Feet

P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition

PD-78

276

LI

PD-66

SF-10

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.



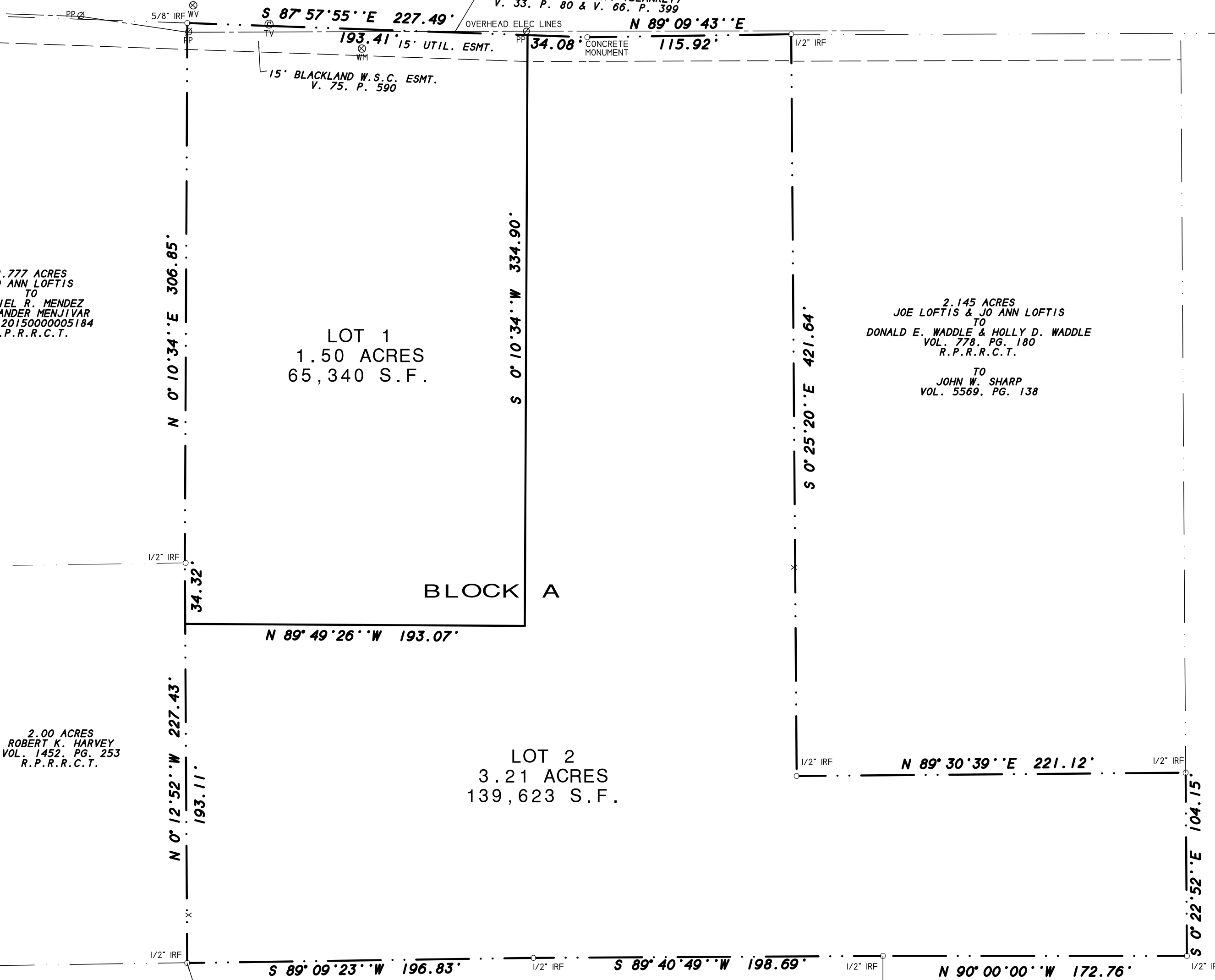
STATE HIGHWAY 276

R.O.W. STATE OF TEXAS
VOL. 45, PG. 463

T.P. & L. CO. ESMT. (BLANKET)
V. 33, P. 80 & V. 66, P. 399

OVERHEAD ELEC LINES

CONCRETE MONUMENT



2.777 ACRES
JO ANN LOFTIS
TO
DANIEL R. MENDEZ
ALEXANDER MENJIVAR
DOC# 2015000005184
O.P.R.R.C.T.

LOT 1
1.50 ACRES
65,340 S.F.

2.145 ACRES
JOE LOFTIS & JO ANN LOFTIS
TO
DONALD E. WADDLE & HOLLY D. WADDLE
VOL. 778, PG. 180
R.P.R.R.C.T.

TO
JOHN W. SHARP
VOL. 5569, PG. 138

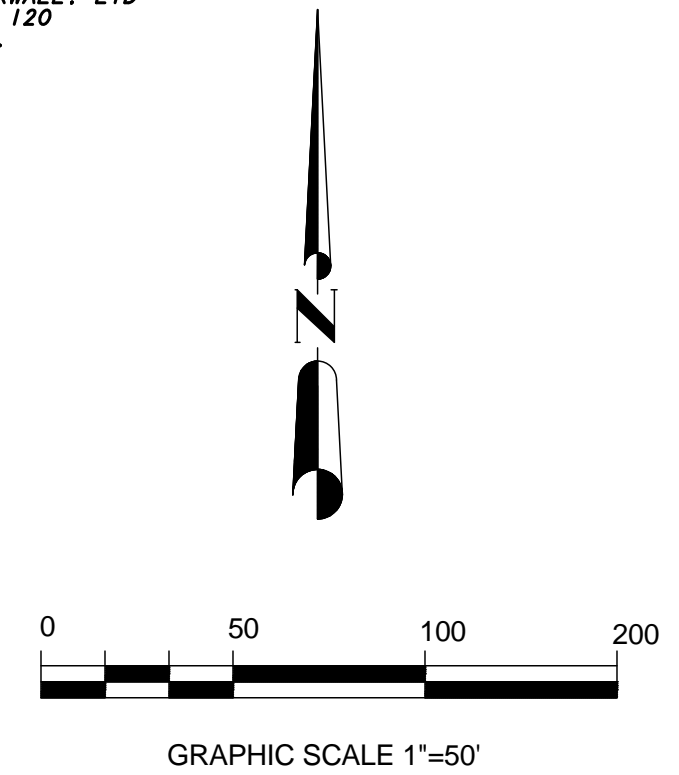
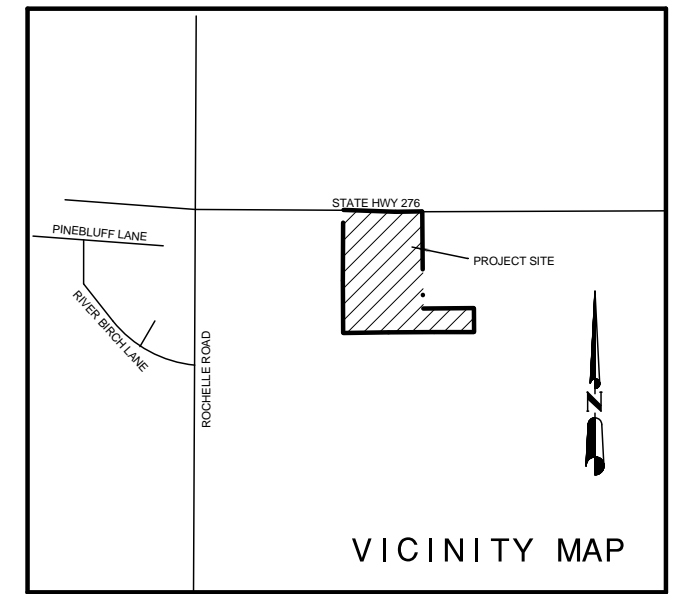
234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.

2.00 ACRES
ROBERT K. HARVEY
VOL. 1452, PG. 253
R.P.R.R.C.T.

LOT 2
3.21 ACRES
139,623 S.F.

TRACT ONE
RIDGE HAVEN ESTATES NO. 2
CAB. A, SLIDE 245
P.R.R.C.T.

234.70 ACRES
JOE D. LOFTIS & JO ANN LOFTIS
TO
THE HIGHLANDS OF ROCKWALL, LTD
VOL. 5020, PG. 120
O.P.R.R.C.T.



PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES/204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- (1) 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 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).

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Alejandro Rubio, being the owner of a tract of land in the H.K. Newell Survey, Abstract No. 167, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being a part of a 296.60 acres tract of land as described in a Warranty deed from Emma L. Rochell to Joe D. Loftis and Jo Ann Loftis, dated May 20, 1988 and being recorded in Volume 403, Page 283 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of a 2.00 acres tract of land a described in a Warranty deed to Robert K. Harvey, as recorded in Volume 1452, Page 253 of the Real Property Records of Rockwall County, Texas, and being in the north line of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 12 min. 52 sec. W. along the east line of said 2.00 acres tract, a distance of 227.43 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

THENCE N. 89 deg. 09 min. 43 sec. E. along said right-of-way line, a distance of 115.92 feet to a 1/2" iron rod found for corner at the northwest corner of a 2.145 acres tract of land as described in a Warranty deed to John W. Sharp, as recorded in Volume 5569, Page 138 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 25 min. 20 sec. E. along the west line of said 2.145 acres tract, a distance of 421.64 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 89 deg. 30 min. 39 sec. E. along the south line of said 2.145 acres tract, a distance of 221.12 feet to a 1/2" iron rod found for corner at the southeast corner of same;

THENCE S. 00 deg. 22 min. 52 sec. E. a distance of 104.15 feet to a 1/2" iron rod found for corner;

THENCE N. 90 deg. 00 min. 00 sec. W. a distance of 172.76 feet to a 1/2" iron rod found for corner at the northeast corner of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 40 min. 49 sec. W. along the north line of said Tract One, a distance of 198.69 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 23 sec. W. along the north line of said Tract One, a distance of 196.83 feet to the POINT OF BEGINNING and containing 204,963 square feet or 4.71 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 RUBIO ADDITION, LOTS 1 & 2, BLOCK A, 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 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

Mayor of City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2025.

Frank New
Rockwall County Judge

ATTEST:

PRELIMINARY PLAT
RUBIO ADDITION
LOT 1 & 2
BLOCK A
2 LOTS - 4.71 ACRES / 204,963 S.F.
IN THE ETJ OF CITY OF ROCKWALL
H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-



DATE: December 1, 2025

TO: Alejandro Rubio
3371 SH 276
Rockwall, Texas 75032

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

SUBJECT: P2025-038; *Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition*

Alejandro,

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 November 17, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary 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 November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 17, 2025, the City Council approved a motion to approve the preliminary plat by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department