



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION

Erwin Farms

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

98.198

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

123

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

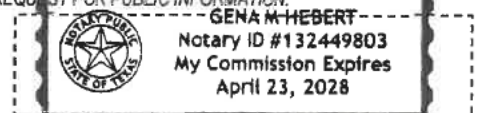
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

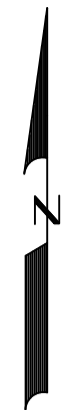
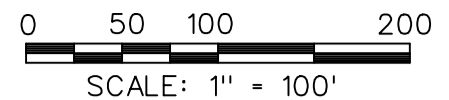
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2026.

OWNER'S SIGNATURE \_\_\_\_\_

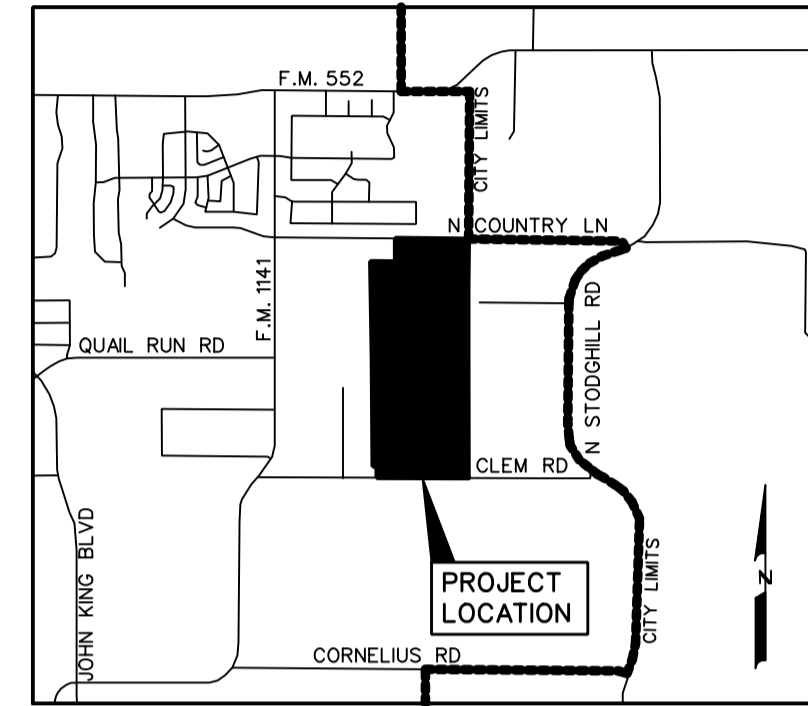
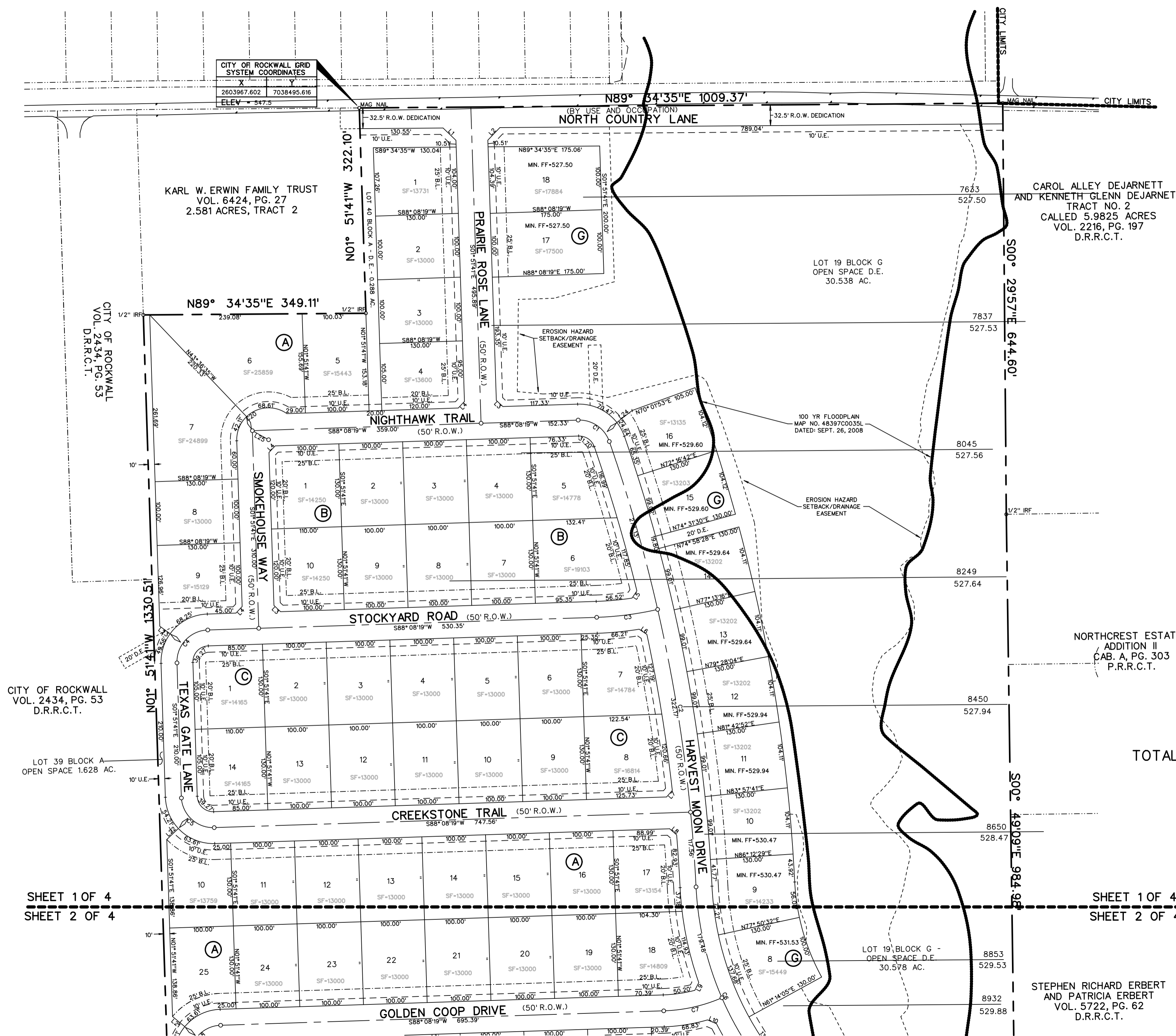
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/23/2028



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



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
**ERWIN FARMS**

- LOTS 1-40, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-17, BLOCK D
- LOTS 1-16, BLOCK E
- LOTS 1-12, BLOCK F
- LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

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

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

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

MARCH 2026 SCALE 1" = 100'

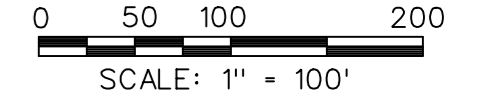
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

SHEET 2 OF 4  
SHEET 3 OF 4

CORWIN JOB #25024



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

SHEET 1 OF 4  
SHEET 2 OF 4

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

FINAL PLAT  
OF

# ERWIN FARMS

- LOTS 1-40, BLOCK A
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OUT OF THE  
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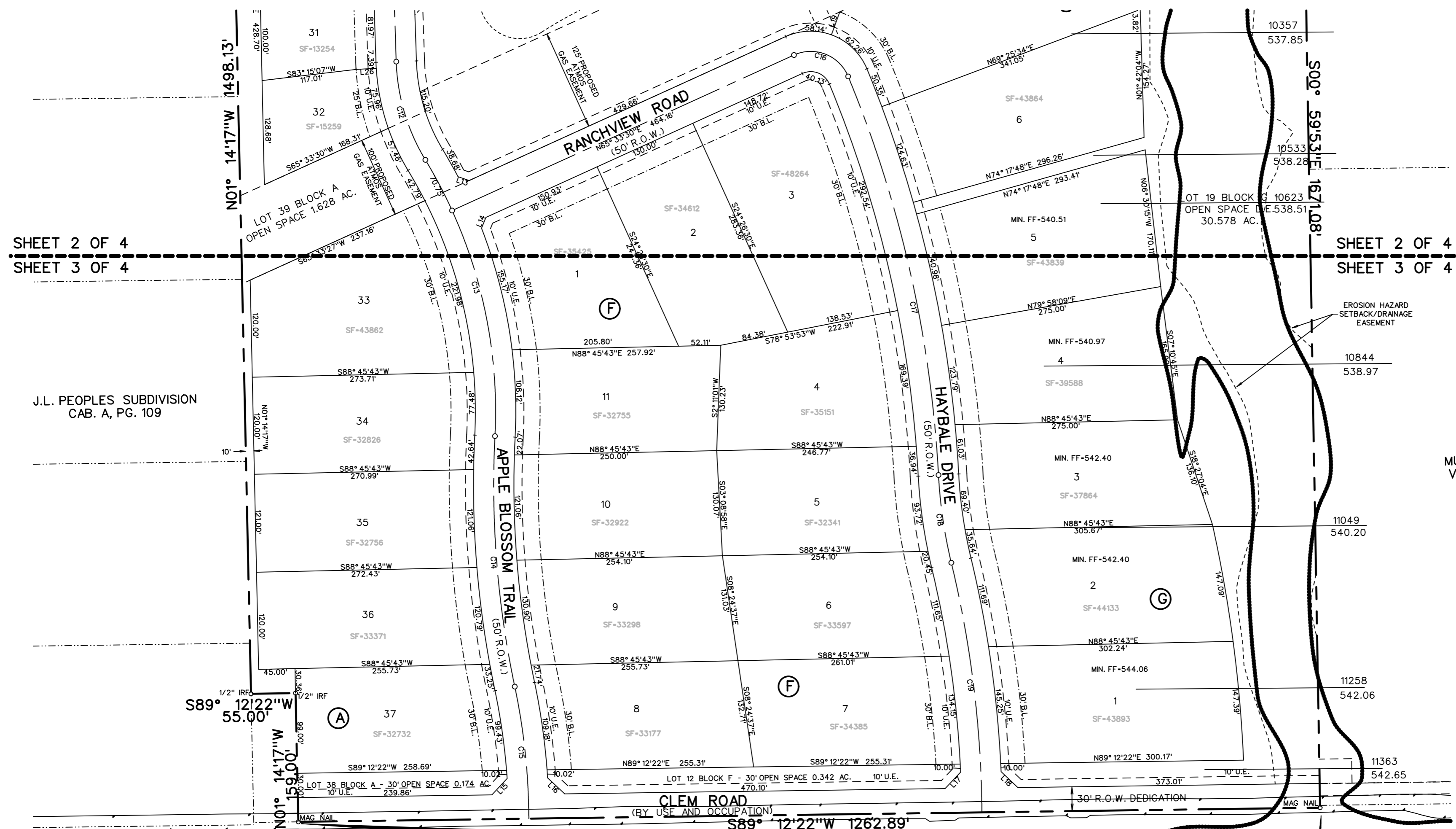
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MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

10844



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

MUSTANG ACRES  
VOL. P, PG. 377

FINAL PLAT  
OF  
**ERWIN FARMS**  
LOTS 1-40, BLOCK A  
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ALLEN, TEXAS 75013  
972-396-1200

MARCH 2026 SCALE 1" = 100'

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

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

APPROVED

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

\_\_\_\_\_  
John Arnold

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
OF

**ERWIN FARMS**

- LOTS 1-40, BLOCK A
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PREPARED BY  
CORWIN ENGINEERING, INC.

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

MARCH 2026

LINE TABLE

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

CURVE TABLE

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

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS \_\_\_\_\_

SUBDIVISION

Erwin Farms

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

98.198

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

123

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

OWNER

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

**NOTARY VERIFICATION [REQUIRED]**

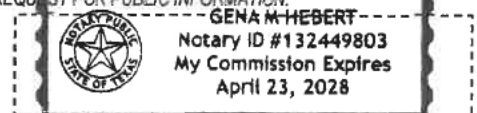
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2026.

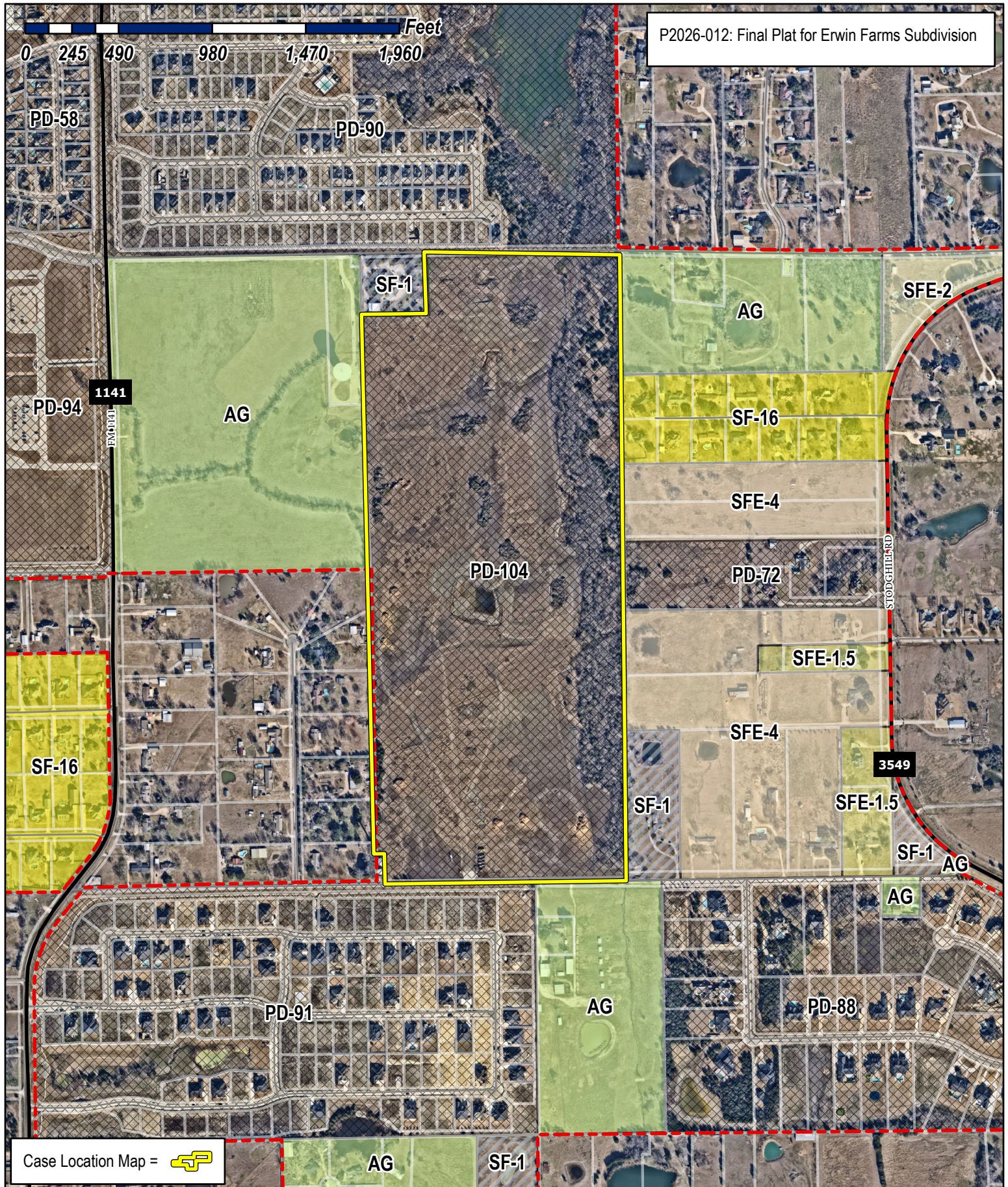
OWNER'S SIGNATURE \_\_\_\_\_


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/23/2028

P2026-012: Final Plat for Erwin Farms Subdivision



Case Location Map = 

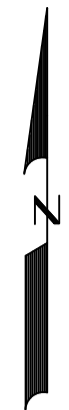
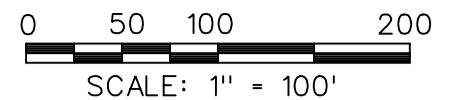


# City of Rockwall

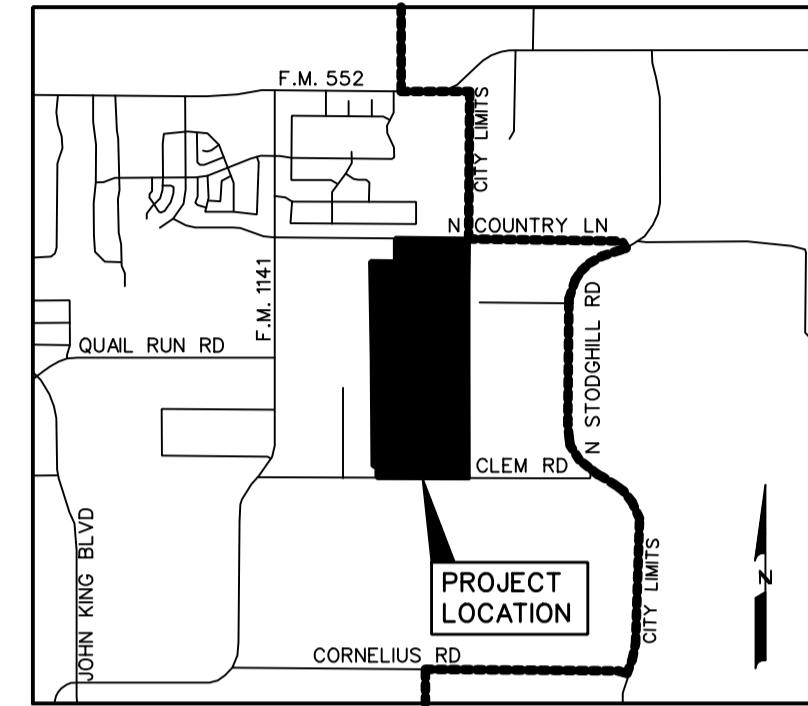
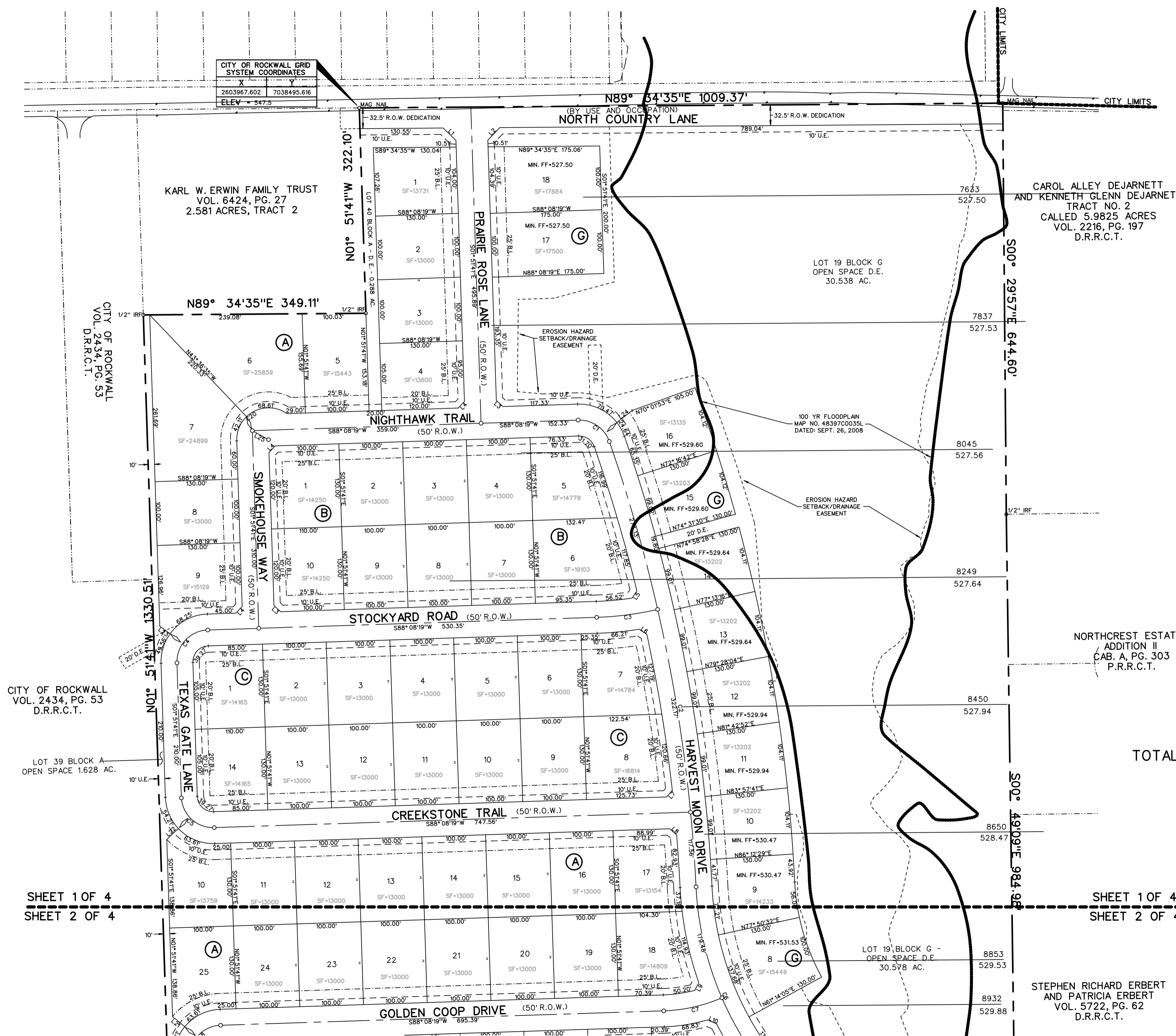
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





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



LOCATION MAP  
N.T.S.

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

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

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

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

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

MARCH 2026 SCALE 1" = 100'

SHEET 1 OF 4  
 SHEET 2 OF 4

SHEET 1 OF 4  
 SHEET 2 OF 4

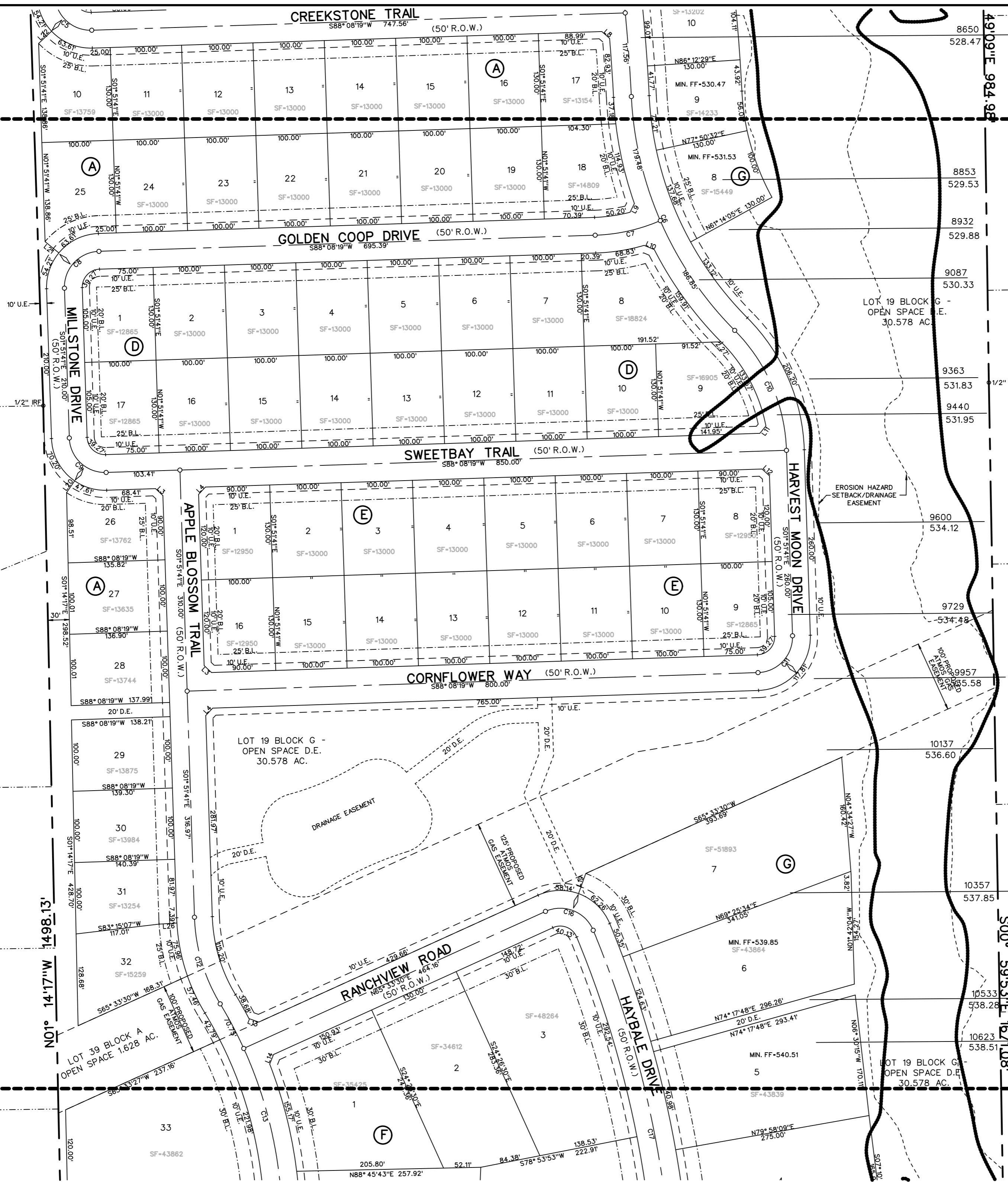
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

SHEET 2 OF 4  
SHEET 3 OF 4

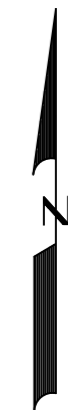
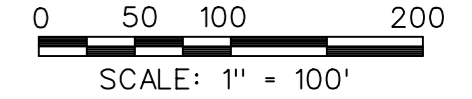
CORWIN JOB #25024



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

SHEET 1 OF 4  
SHEET 2 OF 4

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



FINAL PLAT  
OF

# ERWIN FARMS

- LOTS 1-40, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-17, BLOCK D
- LOTS 1-16, BLOCK E
- LOTS 1-12, BLOCK F
- LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123  
 TOTAL OPEN SPACE LOTS 5  
 TOTAL ACRES 98.198 or 4,277,504.88 SF

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

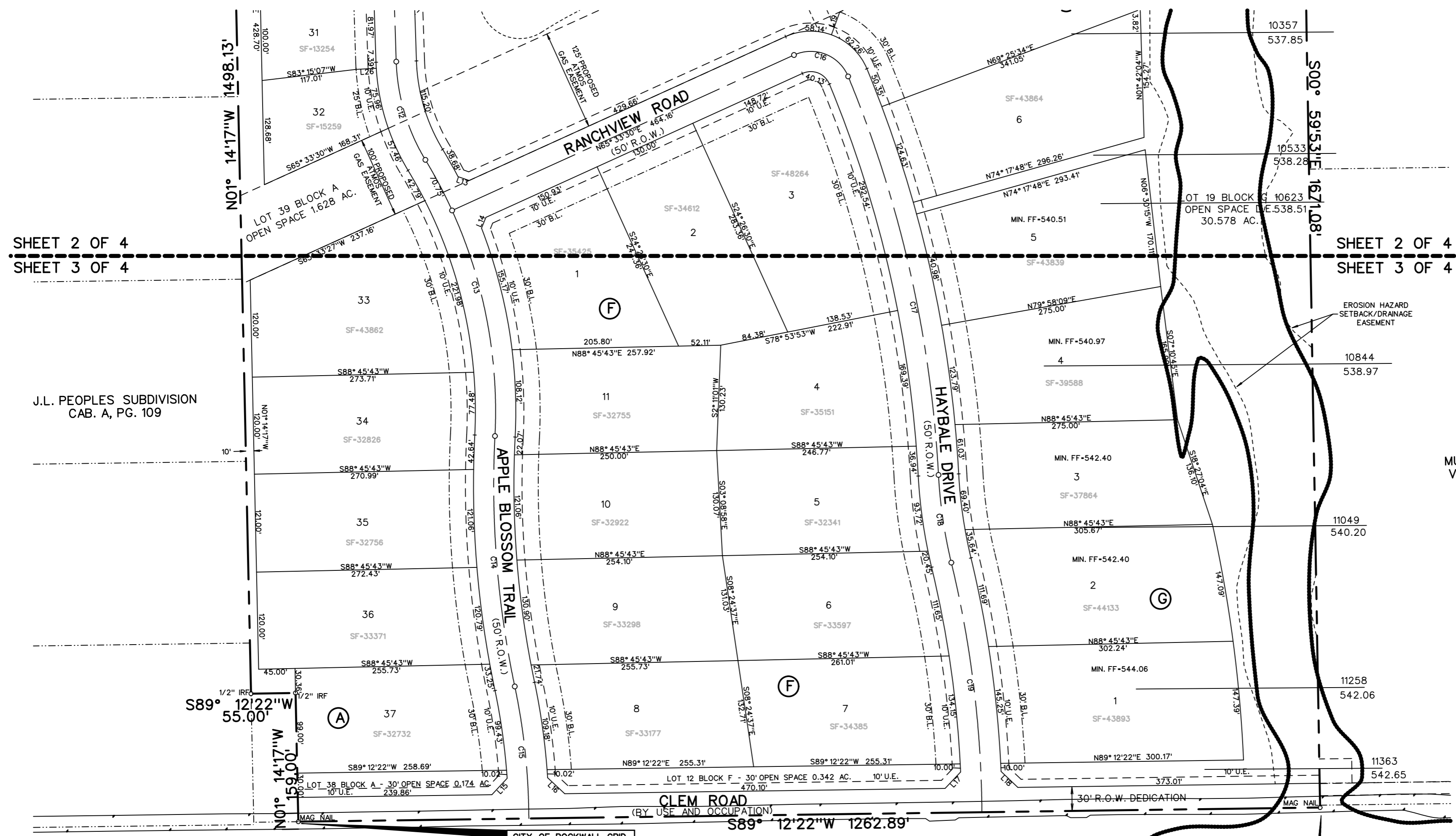
OWNER  
 ERWIN FARMS SF, LTD.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

10844



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

MUSTANG ACRES  
VOL. P, PG. 377

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

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

FINAL PLAT  
OF  
**ERWIN FARMS**  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
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LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

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

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

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

MARCH 2026 SCALE 1" = 100'

APPROVED

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

\_\_\_\_\_  
John Arnold

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
OF

**ERWIN FARMS**

- LOTS 1-40, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-17, BLOCK D
- LOTS 1-16, BLOCK E
- LOTS 1-12, BLOCK F
- LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE

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

OWNER

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

PREPARED BY  
CORWIN ENGINEERING, INC.

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

MARCH 2026

LINE TABLE

CURVE TABLE

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 46°08'33" E	27.92'	1.	72°39'25"	50.00'	63.41'	37.14'	N55°31'59"W
2.	N 43°51'27" E	27.23'	2.	16°21'37"	2500.00'	713.85'	711.43'	N11°01'28"W
3.	S 46°51'41" E	14.14'	3.	11°03'38"	500.00'	96.52'	96.37'	N82°36'30"E
4.	S 43°08'19" W	14.14'	4.	90°00'01"	50.00'	78.54'	70.71'	N43°08'19"E
5.	S 33°33'33" W	13.63'	5.	90°00'03"	50.00'	78.54'	70.71'	S46°51'43"E
6.	N 55°57'03" W	14.47'	6.	41°58'42"	500.00'	366.33'	358.19'	S23°50'00"E
7.	S 40°55'44" W	13.63'	7.	21°32'58"	250.00'	94.03'	93.47'	N77°21'49"E
8.	N 48°22'26" W	14.53'	8.	89°59'58"	50.00'	78.54'	70.71'	N43°08'18"E
9.	N 27°06'09" E	13.66'	9.	90°00'00"	50.00'	78.54'	70.71'	S46°51'41"E
10.	S 66°56'58" E	15.41'	10.	42°57'40"	250.00'	187.45'	183.09'	N23°20'32"W
11.	S 39°13'32" W	13.27'	11.	90°00'00"	50.00'	78.54'	70.71'	N43°08'19"E
12.	S 46°51'41" E	14.14'	12.	29°20'11"	250.00'	128.00'	126.61'	S16°31'47"E
13.	N 70°48'26" W	14.49'	13.	34°06'14"	600.00'	357.13'	351.89'	S14°08'45"E
14.	N 21°55'27" E	14.49'	14.	14°51'40"	1200.00'	311.25'	310.38'	S04°31'29"E
15.	S 43°01'42" W	27.72'	15.	11°46'13"	800.00'	164.34'	164.05'	S06°04'13"E
16.	S 46°52'37" E	28.83'	16.	91°58'34"	50.00'	80.26'	71.92'	N68°27'13"W
17.	S 43°31'33" W	27.95'	17.	19°22'42"	1500.00'	507.32'	504.91'	N12°46'34"W
18.	S 46°26'30" E	28.61'	18.	10°28'01"	600.00'	109.61'	109.46'	N08°19'14"W
19.	N 19°58'26" E	30.00'	19.	13°07'06"	1360.00'	311.38'	310.70'	N06°59'42"W
20.	N 34°30'34" E	20.00'						
21.	N 50°27'07" W	25.00'						
22.	S 46°43'44" W	25.00'						
23.	S 53°59'52" E	20.00'						
24.	N 51°58'28" E	30.41'						
25.	N 60°53'52" E	29.15'						
26.	S 86°36'00" W	25.00'						

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

# PROJECT COMMENTS



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

DATE: 3/26/2026

PROJECT NUMBER: P2026-012  
PROJECT NAME: Final Plat for Erwin Farms  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

---

03/26/2026: P2026-012: Final Plat for Erwin Farms Subdivision

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

I.1 This is a request for the approval of a Final Plat for for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, 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](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2026-012) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat

Lots 1-40, Block A,

Lots 1-10, Block B,

Lots 1-14, Block C,

Lots 1-17, Block D,

Lots 1-16, Block E

Lots 1-12, Block F,

Lots 1-19, Block G,

Erwin Farms Subdivision

Being 123 Residential Lots and 5 Open Space Lots

Being 98.198-acres or 4,277,504.88 SF

Situated in the John M. Gass Survey, Abstract No. 88

City of Rockwall, Rockwall County, Texas

M.6 The following lots do not meet the lot requirements, revise accordingly.

1. Lots 1 and 4, Block F – Depth does not meet requirement of 230 feet.
2. Lot 5, Block F does not meet SF requirements
3. Lots 26, 31, & 32, Block A do not meet lot width requirement of 100 feet.
4. Lots 1,8,9, & 16, Block E do not meet lot width requirement of 100 feet.
5. Lot 25, Block A does not have SF. Please provide SF.
6. Lot 17, Block A lot width does not meet requirement of 100 feet.
7. Lot 10, Block A – provide lot width at the Build line.
8. Lots 10-16, Block G does not meet required lot width of 100 feet.
9. Lot 17, Block A does not meet required lot depth of 120 feet.

M.9 Please indicate the 100-year and 50-year floodplain and floodway boundaries based on the approved flood study. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(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).

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: March 31, 2026

Parks Board: April 7, 2026

Planning and Zoning Commission: April 14, 2026

City Council Meeting: April 20, 2026

I.13 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Show the new property line in a "property line" line type.

2. This is also for detention. Label as such. Include the 100yr WSEL.
3. Show the revised floodplain limits per the approved flood study.
4. This is also for detention. Label as such. Include the 100yr WSEL.
5. Label 20' for this area here.
6. Label 20' for this area here.
7. Show the new property line in a "property line" line type.
8. ?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved w/ Comments

03/16/2026: Will need a new street name in place of Night Hawk Trail.  
We have a new one in the 75032 (Mclendon-Chisholm) since initial application.

Also, will need a cad (.dwg) file so addressing can begin.

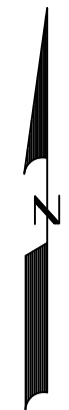
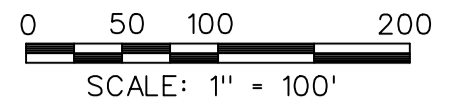
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 123 lots being proposed for Erwin Farms Subdivision. The fees to be assessed are as follows: [1] Cash in Lieu of Land \$1,759.06 (i.e. \$1,759.06 x 123 lots = \$216,364.38) [2] Pro-Rata Equipment Fees of \$1,503.20 (i.e. \$1,503.20 x 123 lots = \$184,893.60). The total fees assessed will be \$401,257.98.

03/16/2026: Please ignore first comment not accurate

For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 123 lots being proposed for Erwin Farms Subdivision. The fees to be assessed are as follows: [1] Cash in Lieu of Land \$1,817.70 (i.e. \$1,817.70 x 123 lots = \$223,577.10) [2] Pro-Rata Equipment Fees of \$1,495.20 (i.e. \$1,495.20 x 123 lots = \$183,909.60). The total fees assessed will be \$407,486.70.

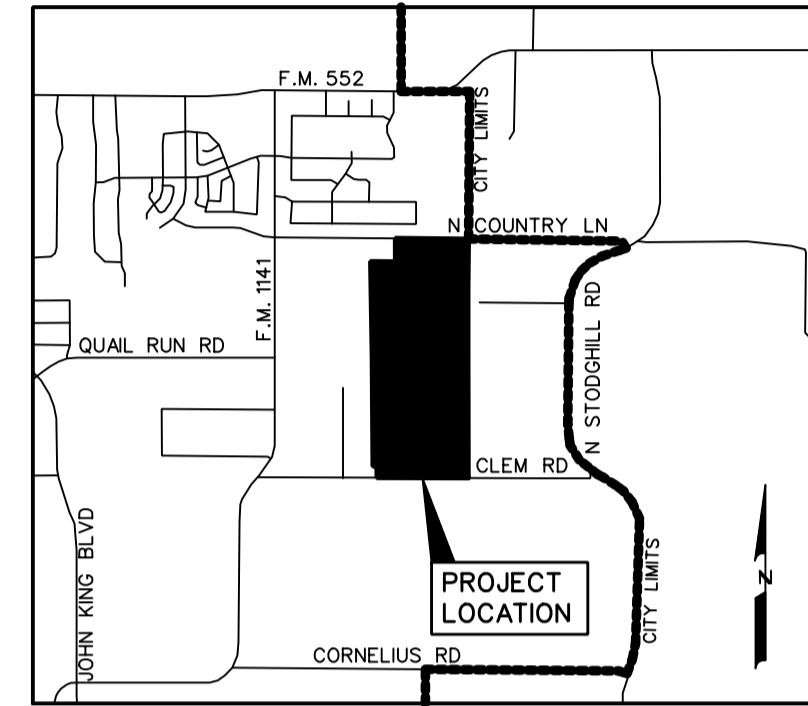


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603967.602	7038495.616
ELEV	547.5

Show the new property line in a "property line" line type

This is also for detention. Label as such. Include the 100yr WSEL.

Show the revised floodplain limits per the approved flood study.



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
**ERWIN FARMS**

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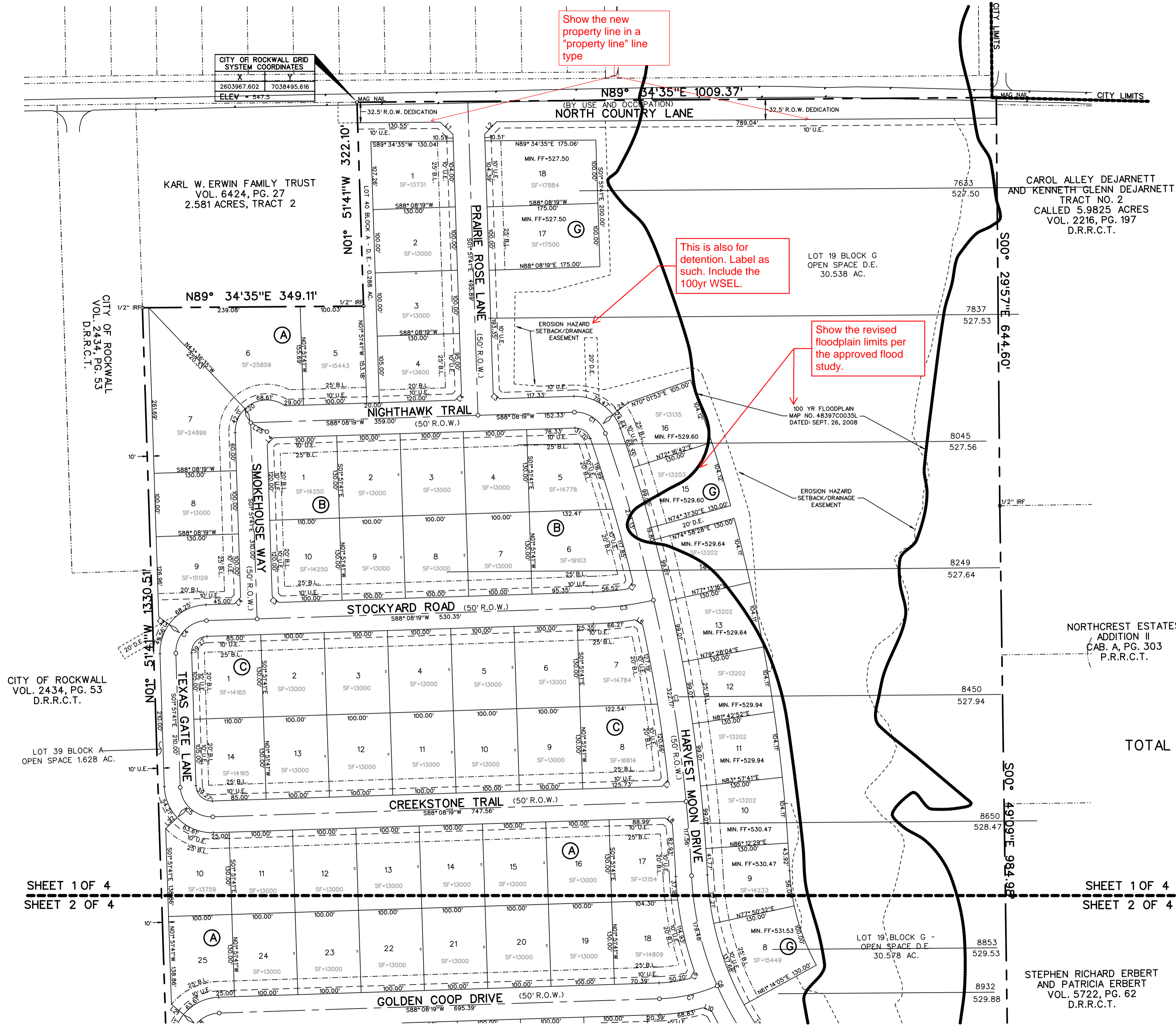
TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

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

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

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

MARCH 2026 SCALE 1" = 100'



SHEET 1 OF 4  
SHEET 2 OF 4

SHEET 1 OF 4  
SHEET 2 OF 4

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

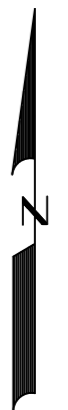
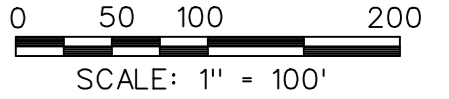
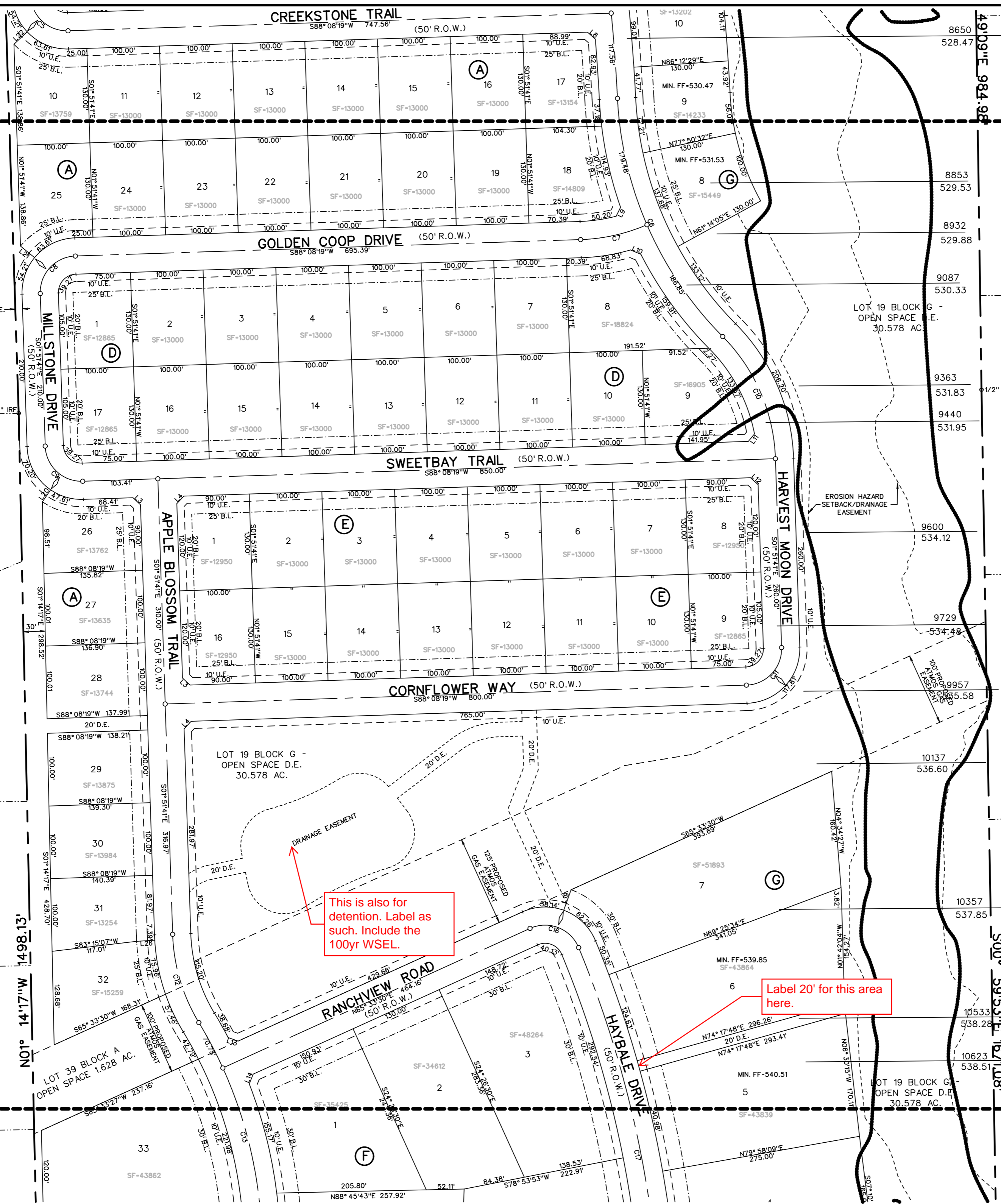
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

SHEET 2 OF 4  
SHEET 3 OF 4

CORWIN JOB #25024



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

SHEET 1 OF 4  
SHEET 2 OF 4

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

FINAL PLAT  
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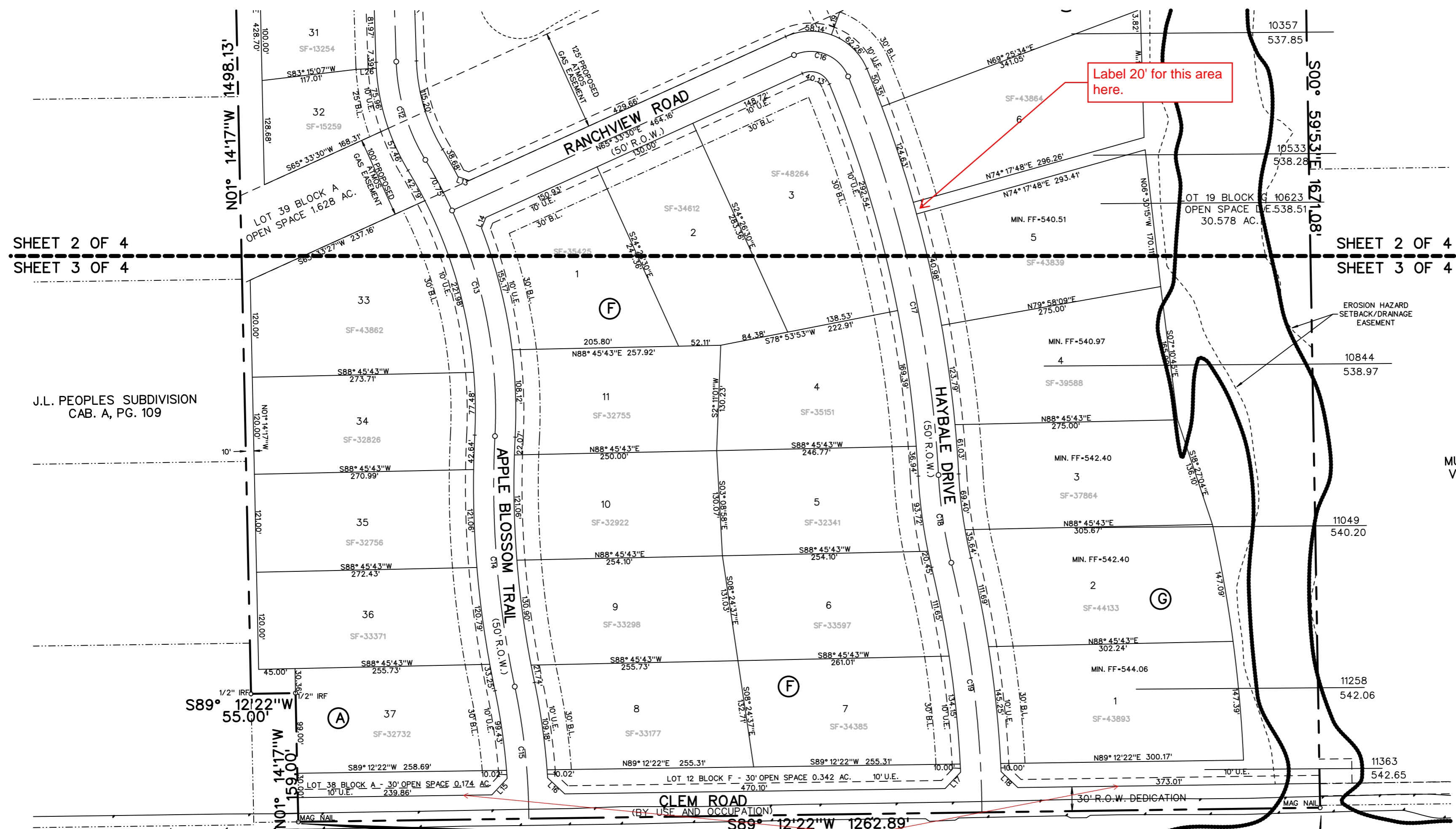
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 972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

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 such. Include the  
 100yr WSEL.

Label 20' for this area  
 here.



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

MUSTANG ACRES  
VOL. P, PG. 377

FINAL PLAT  
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ROCKWALL COUNTY, TEXAS  
OWNER

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NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

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

?

Show the new property line in a "property line" line type

POINT OF BEGINNING



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION

Erwin Farms

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

98.198

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

123

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

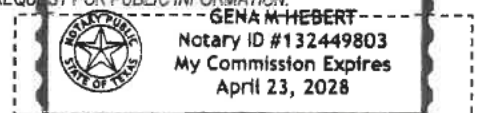
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2026.

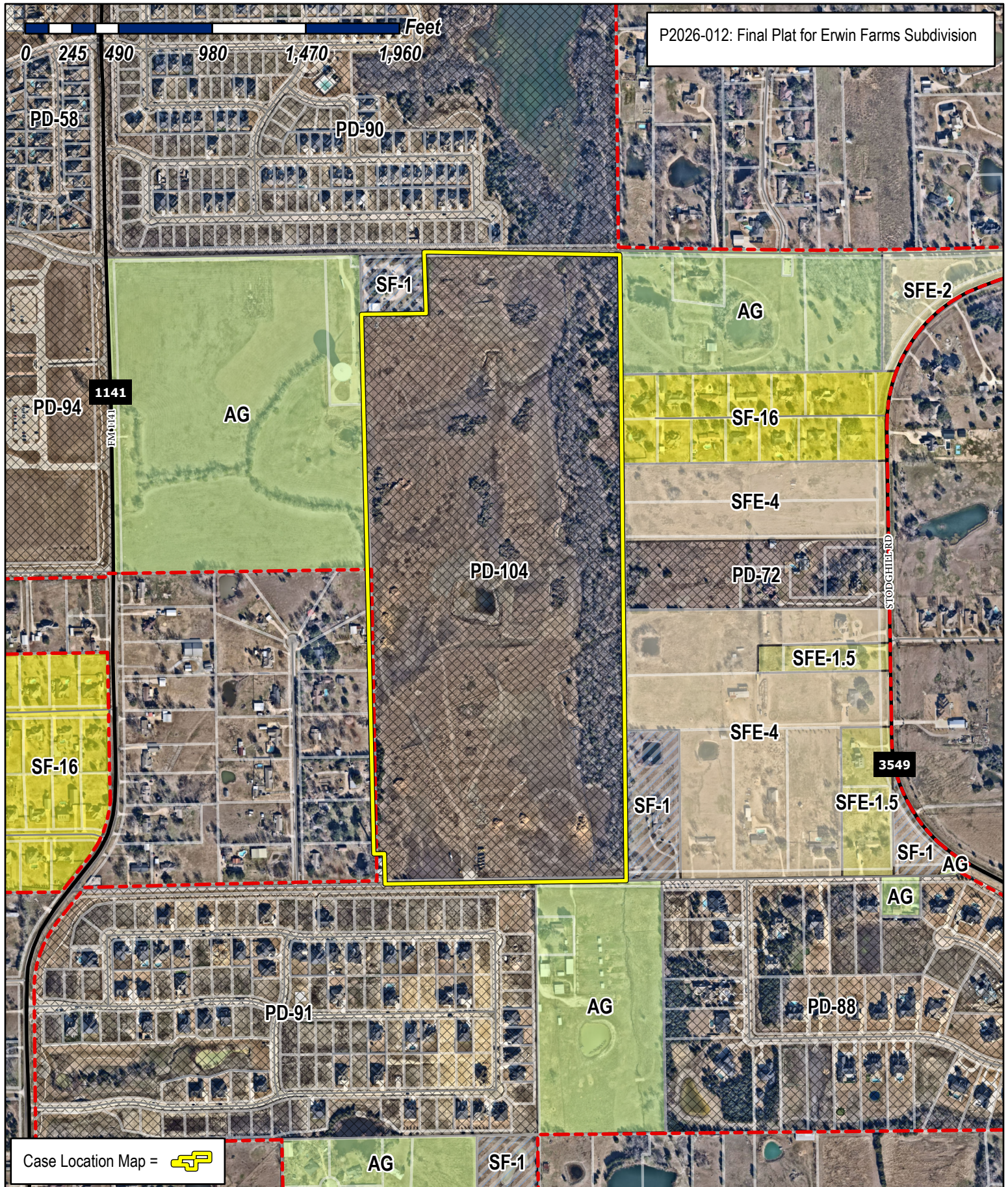
OWNER'S SIGNATURE \_\_\_\_\_


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/23/2028

P2026-012: Final Plat for Erwin Farms Subdivision



Case Location Map = 

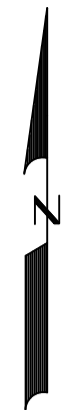
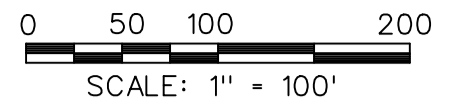


# City of Rockwall

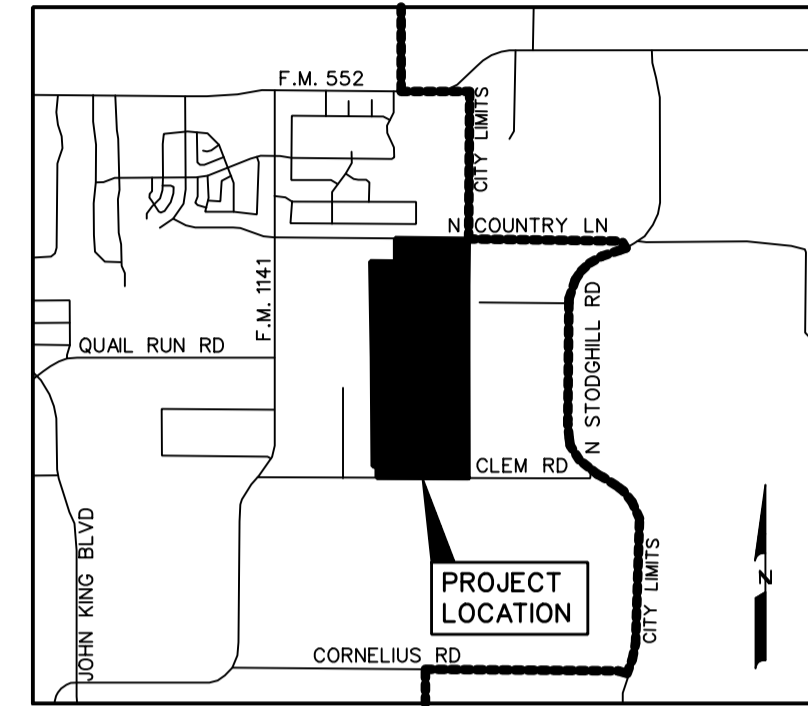
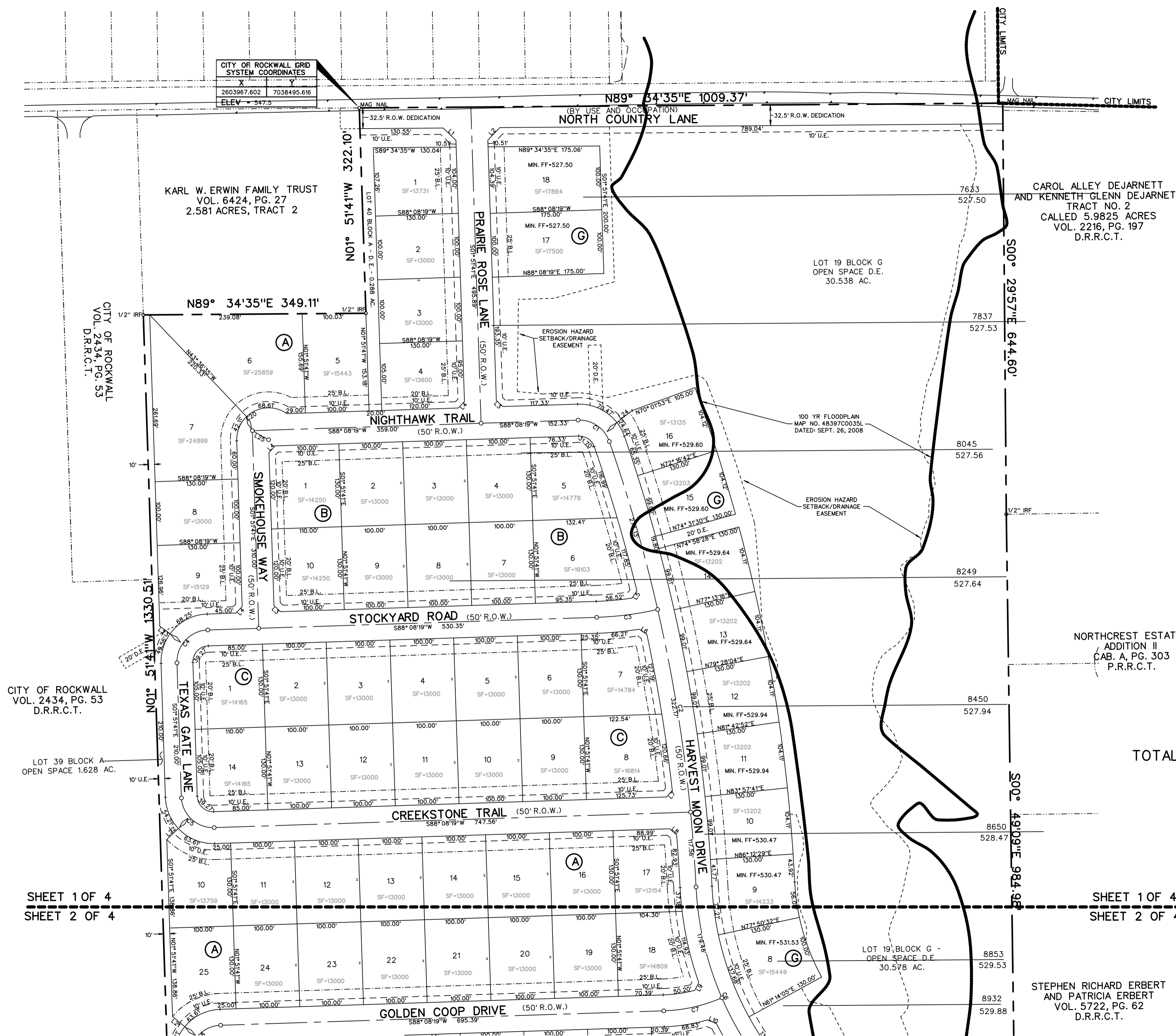
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





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



LOCATION MAP  
N.T.S.

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MARCH 2026 SCALE 1" = 100'

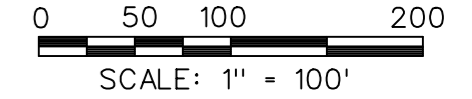
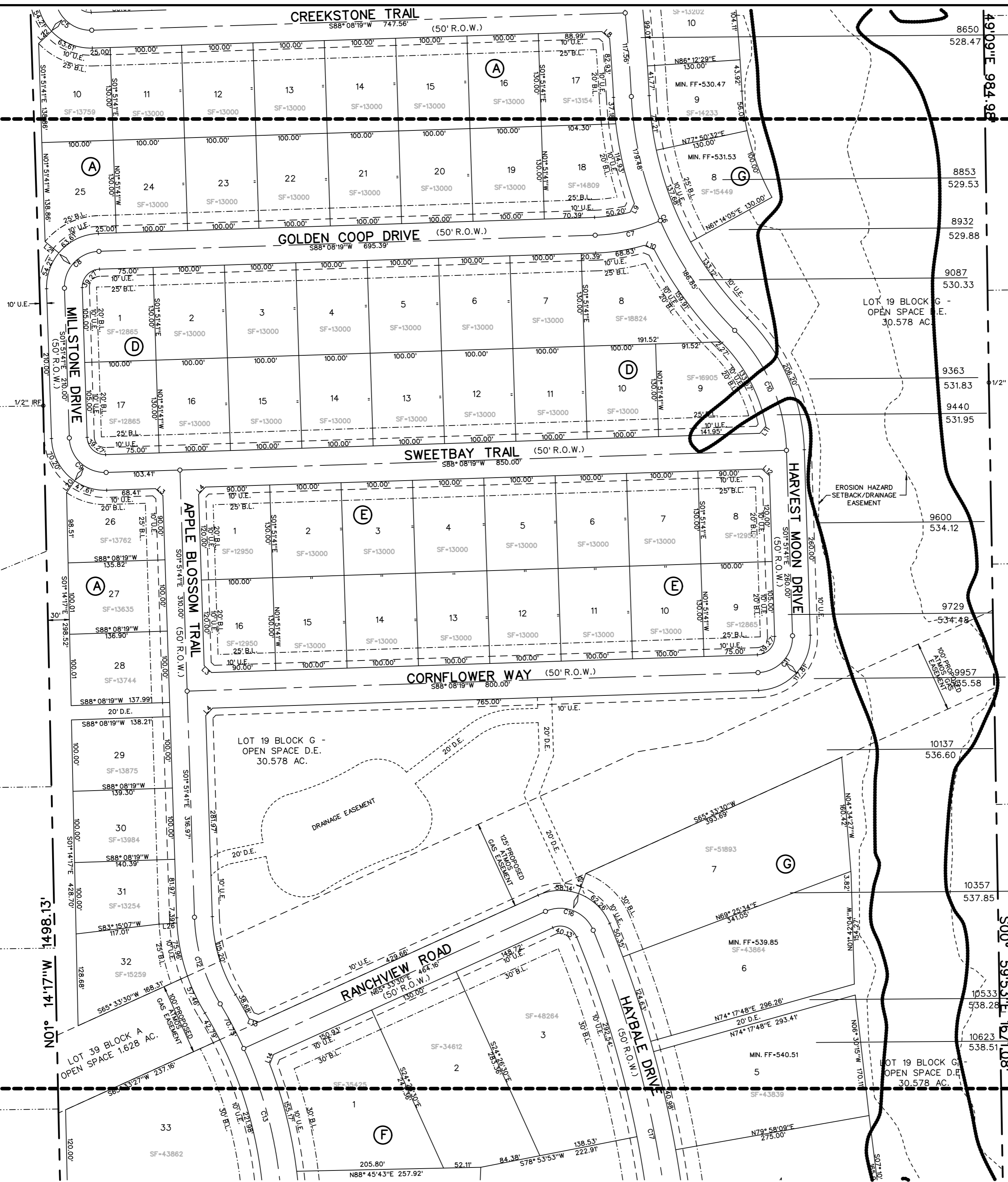
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

SHEET 2 OF 4  
SHEET 3 OF 4

CORWIN JOB #25024



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

SHEET 1 OF 4  
SHEET 2 OF 4

JAMES WILLIAM WALK JR.  
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VOL. 6107, PG. 305  
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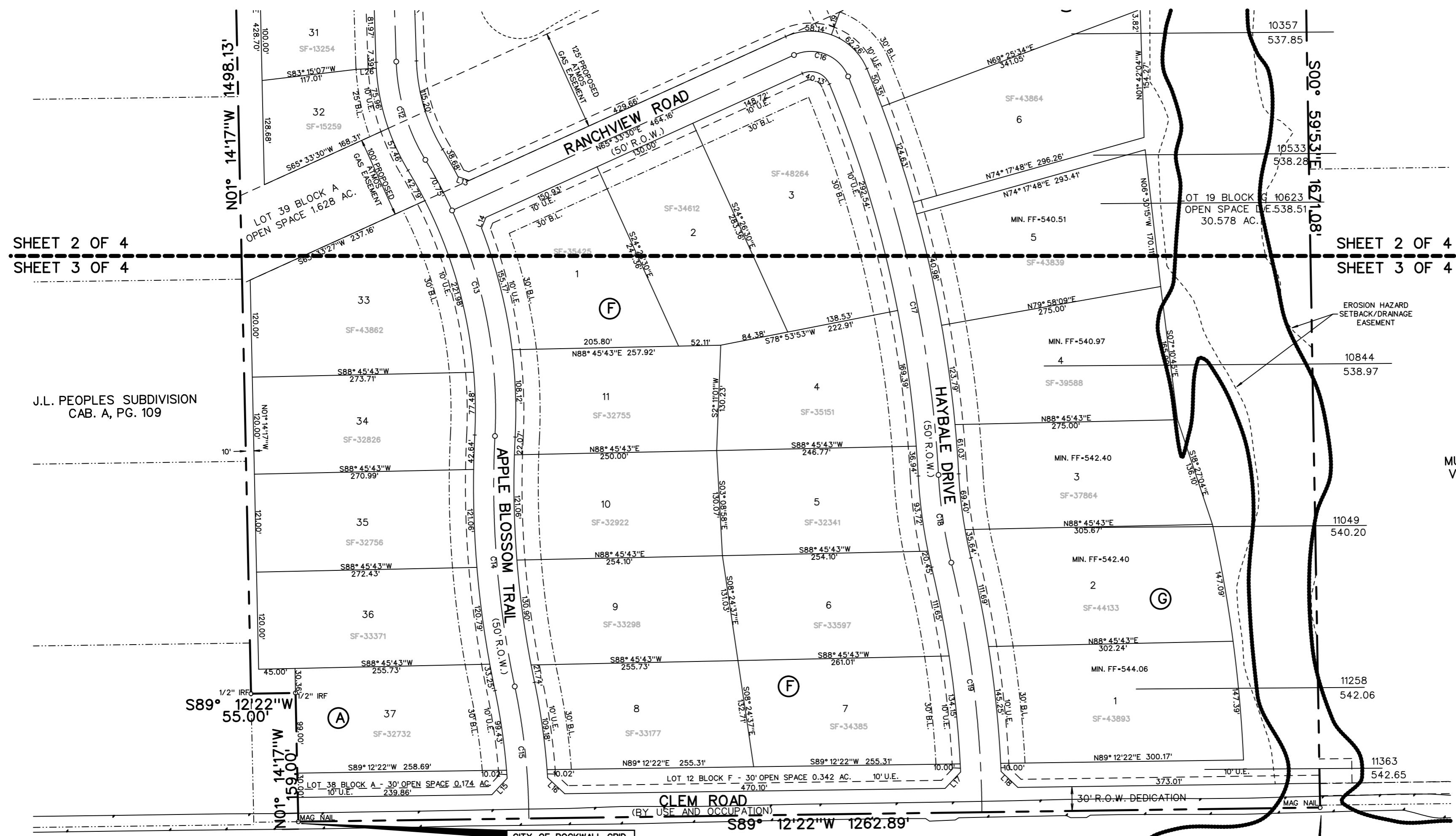
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MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

10844



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

MUSTANG ACRES  
VOL. P, PG. 377

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- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

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

APPROVED

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

\_\_\_\_\_  
John Arnold

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
OF

**ERWIN FARMS**

- LOTS 1-40, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-17, BLOCK D
- LOTS 1-16, BLOCK E
- LOTS 1-12, BLOCK F
- LOTS 1-19, BLOCK G

TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE

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

OWNER

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

PREPARED BY  
CORWIN ENGINEERING, INC.

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

MARCH 2026

LINE TABLE

CURVE TABLE

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 46°08'33" E	27.92'	1.	72°39'25"	50.00'	63.41'	37.14'	N55°31'59"W
2.	N 43°51'27" E	27.23'	2.	16°21'37"	2500.00'	713.85'	711.43'	N11°01'28"W
3.	S 46°51'41" E	14.14'	3.	11°03'38"	500.00'	96.52'	96.37'	N82°36'30"E
4.	S 43°08'19" W	14.14'	4.	90°00'01"	50.00'	78.54'	70.71'	N43°08'19"E
5.	S 33°33'33" W	13.63'	5.	90°00'03"	50.00'	78.54'	70.71'	S46°51'43"E
6.	N 55°57'03" W	14.47'	6.	41°58'42"	500.00'	366.33'	358.19'	S23°50'00"E
7.	S 40°55'44" W	13.63'	7.	21°32'58"	250.00'	94.03'	93.47'	N77°21'49"E
8.	N 48°22'26" W	14.53'	8.	89°59'58"	50.00'	78.54'	70.71'	N43°08'18"E
9.	N 27°06'09" E	13.66'	9.	90°00'00"	50.00'	78.54'	70.71'	S46°51'41"E
10.	S 66°56'58" E	15.41'	10.	42°57'40"	250.00'	187.45'	183.09'	N23°20'32"W
11.	S 39°13'32" W	13.27'	11.	90°00'00"	50.00'	78.54'	70.71'	N43°08'19"E
12.	S 46°51'41" E	14.14'	12.	29°20'11"	250.00'	128.00'	126.61'	S16°31'47"E
13.	N 70°48'26" W	14.49'	13.	34°06'14"	600.00'	357.13'	351.89'	S14°08'45"E
14.	N 21°55'27" E	14.49'	14.	14°51'40"	1200.00'	311.25'	310.38'	S04°31'29"E
15.	S 43°01'42" W	27.72'	15.	11°46'13"	800.00'	164.34'	164.05'	S06°04'13"E
16.	S 46°52'37" E	28.83'	16.	91°58'34"	50.00'	80.26'	71.92'	N68°27'13"W
17.	S 43°31'33" W	27.95'	17.	19°22'42"	1500.00'	507.32'	504.91'	N12°46'34"W
18.	S 46°26'30" E	28.61'	18.	10°28'01"	600.00'	109.61'	109.46'	N08°19'14"W
19.	N 19°58'26" E	30.00'	19.	13°07'06"	1360.00'	311.38'	310.70'	N06°59'42"W
20.	N 34°30'34" E	20.00'						
21.	N 50°27'07" W	25.00'						
22.	S 46°43'44" W	25.00'						
23.	S 53°59'52" E	20.00'						
24.	N 51°58'28" E	30.41'						
25.	N 60°53'52" E	29.15'						
26.	S 86°36'00" W	25.00'						

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### 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:** April 14, 2026

**APPLICANT:** Chase Finch; Corwin Engineering, Inc.

**CASE NUMBER:** P2026-012; *Final Plat for the Erwin Farms Subdivision*

### SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Final Plat a 98.198-acre parcel of land (*i.e. Tract 4 of the J. M. Gass Survey, Abstract No. 88*) to show the future establishment of 122 single-family residential lots and six (6) open space lots. The proposed Final Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Final Plat, the applicant has also submitted a Site Plan [Case No. SP2026-008] for the Erwin Farms Subdivision.
- ☑ Background. The subject property was annexed on August 30, 1999 by Ordinance No. 99-33 [Case No. A1999-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [Case No. Z2025-005] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses. On June 16, 2025, the City Council approved a Master Plat [Case No. P2025-018] and Preliminary Plat [Case No. P2025-016] for the Erwin Farms Subdivision. Under the approved Planned Development District ordinance, the subject property was permitted to be developed with a total of 123 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 104 (PD-104):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
<i>Maximum Permitted Units:</i>			123	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►		
	A	B	C
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5) &amp; (6)</sup>	25'	30'	30'

MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET (2), (5), & (6)	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) (7)	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

**GENERAL NOTES:**

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT* SIDES TO (*I.E. A KEYSTONE LOT*), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.
- 7: AIR-CONDITIONED SPACE.

- Parks Board.** On April 7, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
  - o The property owner shall pay pro-rata equipment fees of \$183,909.60 (*i.e. \$1,495.20 x 123 Lots*).
  - o The property owner shall pay cash-in-lieu of land fees of \$223,577.10 (*i.e. \$1,817.70 x 123 Lots*).
- 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 *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for the Erwin Farms Subdivision, 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 plat; and,
- (2) Any construction resulting from the approval of this *Final 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS \_\_\_\_\_

SUBDIVISION

Erwin Farms

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

98.198

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

123

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

OWNER

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

**NOTARY VERIFICATION [REQUIRED]**

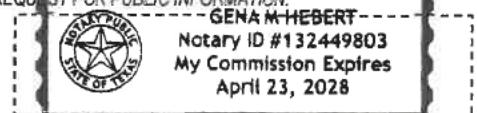
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2026.

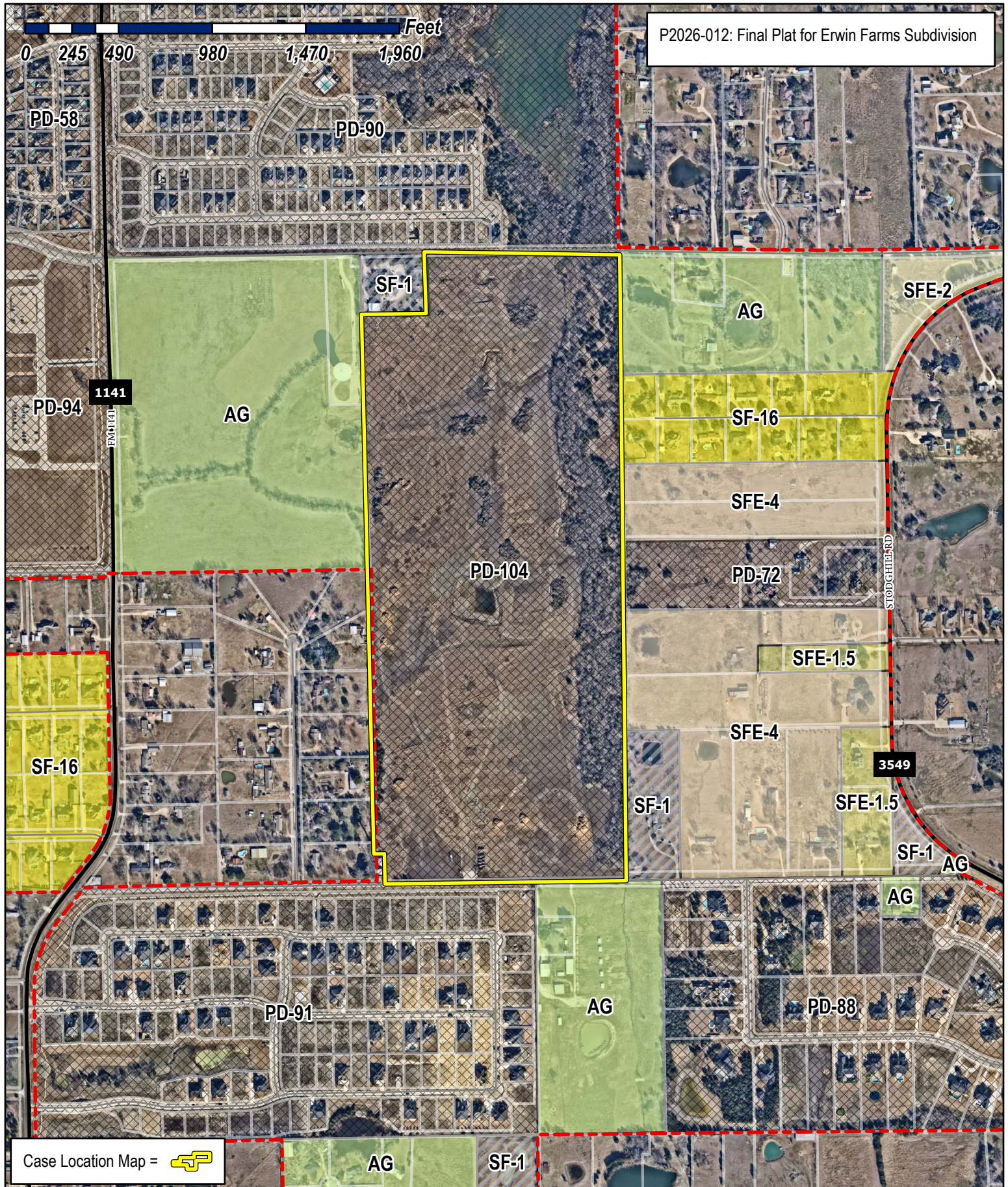
OWNER'S SIGNATURE \_\_\_\_\_


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/23/2028

P2026-012: Final Plat for Erwin Farms Subdivision



Case Location Map = 

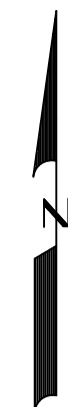


# City of Rockwall

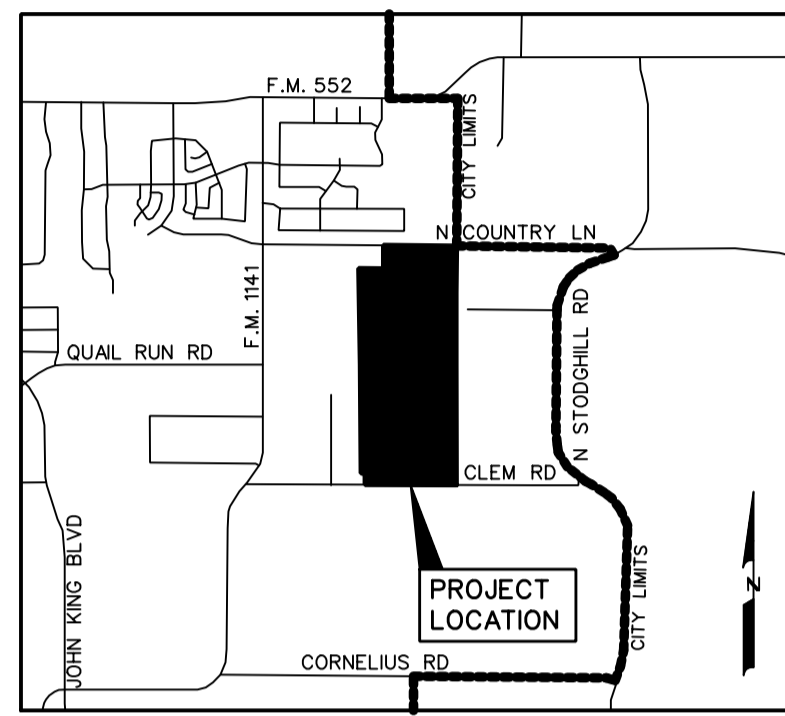
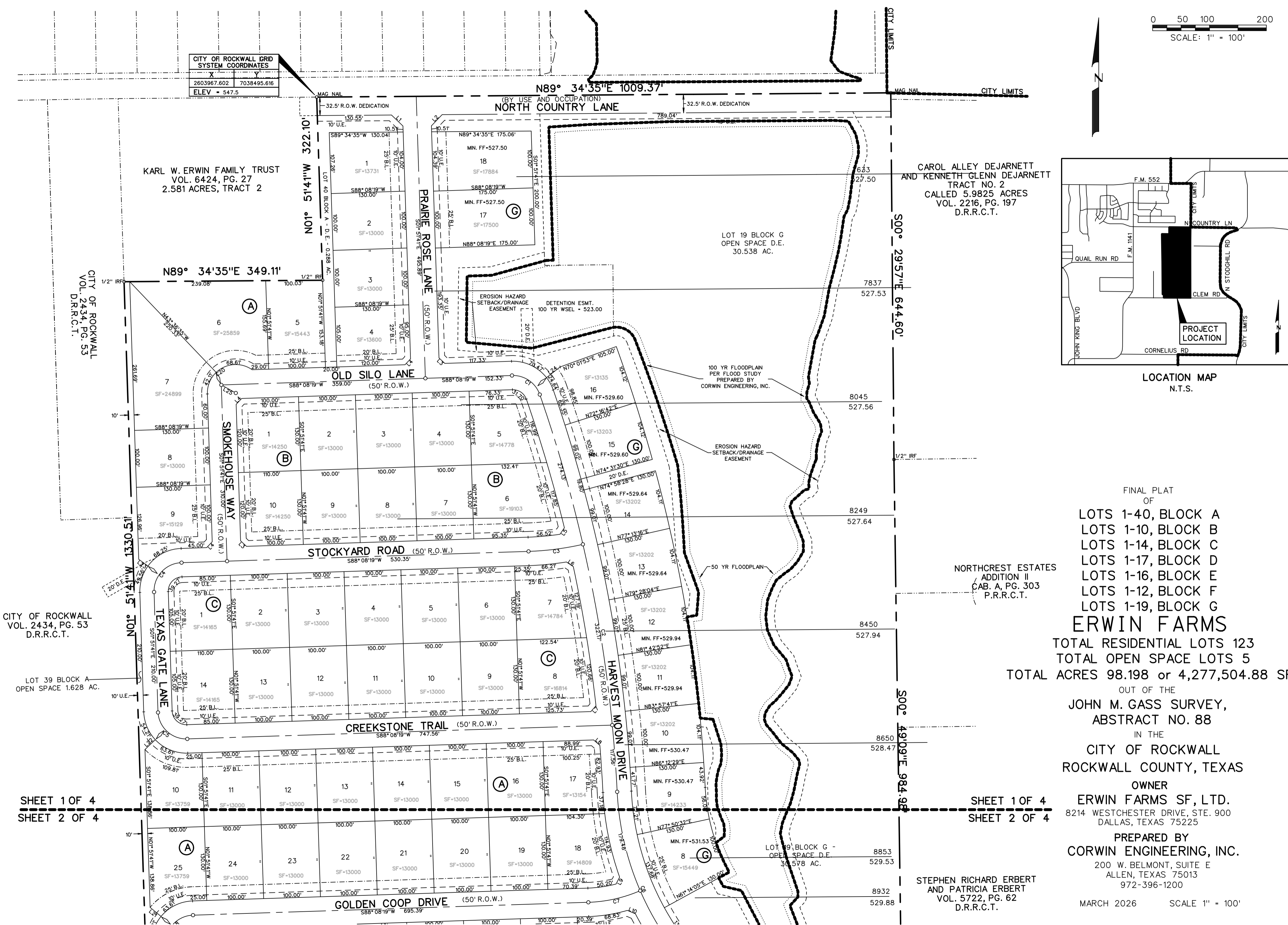
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





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



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
 LOTS 1-40, BLOCK A  
 LOTS 1-10, BLOCK B  
 LOTS 1-14, BLOCK C  
 LOTS 1-17, BLOCK D  
 LOTS 1-16, BLOCK E  
 LOTS 1-12, BLOCK F  
 LOTS 1-19, BLOCK G  
**ERWIN FARMS**  
 TOTAL RESIDENTIAL LOTS 123  
 TOTAL OPEN SPACE LOTS 5  
 TOTAL ACRES 98.198 or 4,277,504.88 SF  
 OUT OF THE  
 JOHN M. GASS SURVEY,  
 ABSTRACT NO. 88  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
**ERWIN FARMS SF, LTD.**  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 MARCH 2026 SCALE 1" = 100'  
 CASE #P2026-012 SHEET 1 OF 4

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

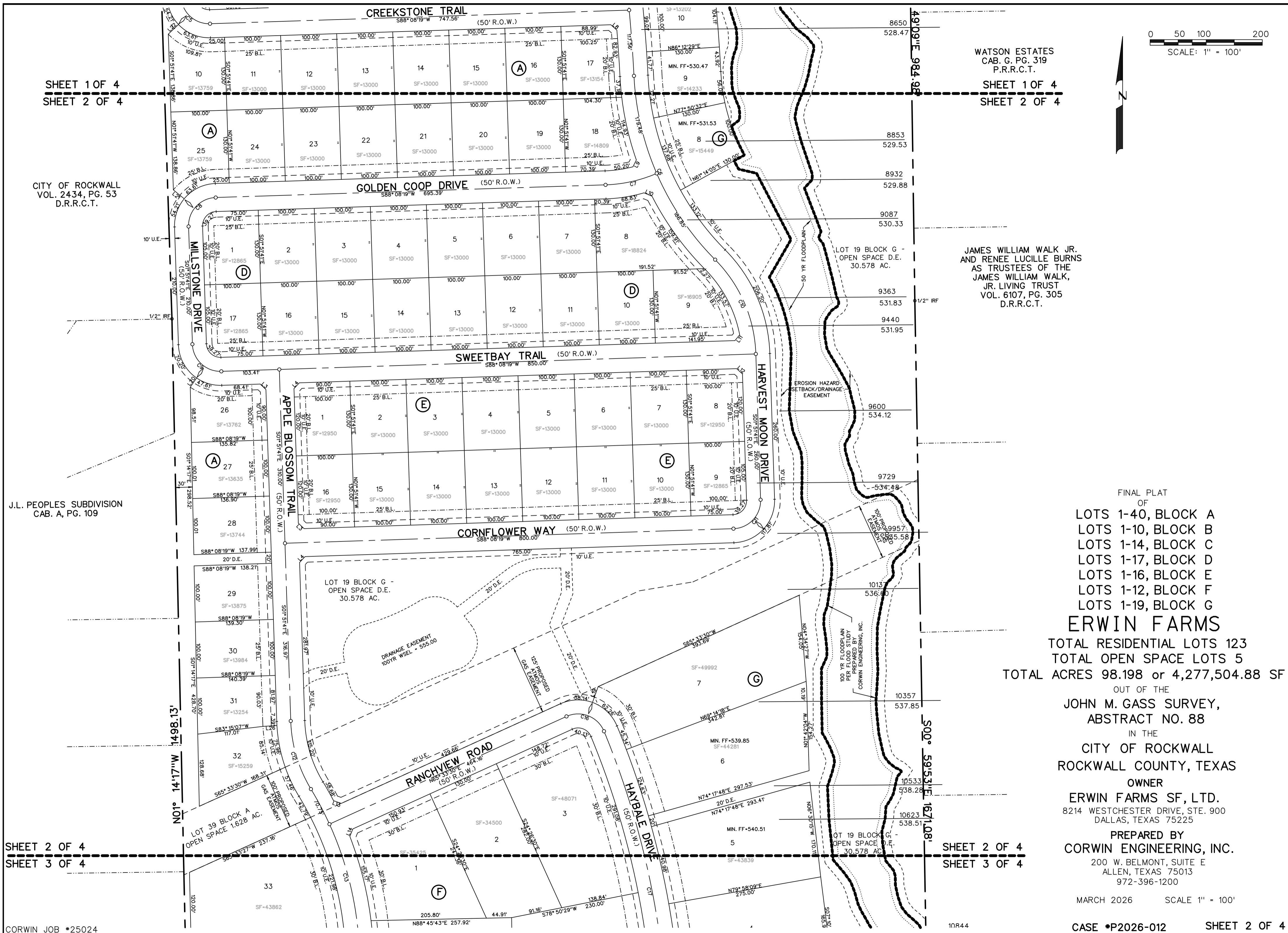
SHEET 1 OF 4  
SHEET 2 OF 4

NORTHCREST ESTATES  
ADDITION II  
CAB. A, PG. 303  
P.R.R.C.T.

SHEET 1 OF 4  
SHEET 2 OF 4

CAROL ALLEY DEJARNETT  
AND KENNETH GLENN DEJARNETT  
TRACT NO. 2  
CALLED 5.9825 ACRES  
VOL. 2216, PG. 197  
D.R.R.C.T.

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



SHEET 1 OF 4  
SHEET 2 OF 4

WATSON ESTATES  
CAB. G. PG. 319  
P.R.R.C.T.  
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

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

FINAL PLAT

OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
LOTS 1-12, BLOCK F  
LOTS 1-19, BLOCK G

**ERWIN FARMS**

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

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

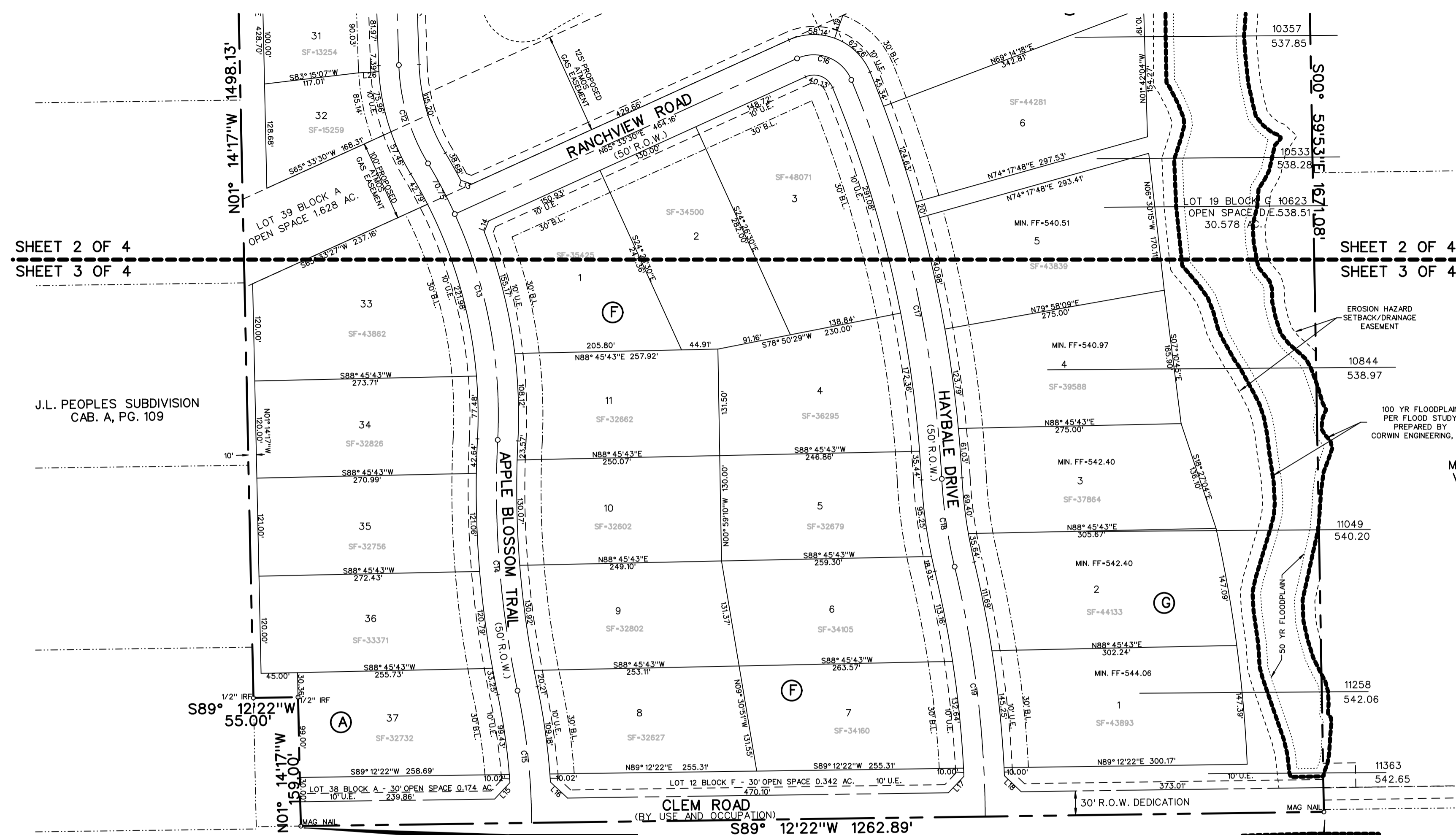
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE #P2026-012 SHEET 2 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

EROSION HAZARD  
SETBACK/DRAINAGE  
EASEMENT

100 YR FLOODPLAIN  
PER FLOOD STUDY  
PREPARED BY  
CORWIN ENGINEERING, INC.

MUSTANG ACRES  
VOL. P, PG. 377

FINAL PLAT  
OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
LOTS 1-12, BLOCK F  
LOTS 1-19, BLOCK G

**ERWIN FARMS**

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OUT OF THE  
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CITY OF ROCKWALL  
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PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MARCH 2026 SCALE 1" = 100'

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND  
B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- Refer to Sheet 1 of Civil Engineering plans for NTMWD notes.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

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

POINT OF BEGINNING

APPROVED

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

\_\_\_\_\_  
John Arnold

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
LOTS 1-12, BLOCK F  
LOTS 1-19, BLOCK G

**ERWIN FARMS**  
TOTAL RESIDENTIAL LOTS 123  
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TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE  
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ABSTRACT NO. 88  
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CITY OF ROCKWALL  
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ERWIN FARMS SF, LTD.  
8214 WESTCHESTER DRIVE, STE. 900  
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PREPARED BY  
CORWIN ENGINEERING, INC.

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

MARCH 2026

LINE TABLE

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 46° 08' 33" E	27.92'	1.	72° 39' 25"	50.00'	63.41'	37.14'	N55° 31' 59"W
2.	N 43° 51' 27" E	27.23'	2.	16° 21' 37"	2500.00'	713.85'	711.43'	N11° 01' 28"W
3.	S 46° 51' 41" E	14.14'	3.	11° 03' 38"	500.00'	96.52'	96.37'	N82° 36' 30"E
4.	S 43° 08' 19" W	14.14'	4.	90° 00' 01"	50.00'	78.54'	70.71'	N43° 08' 19"E
5.	S 33° 33' 33" W	13.63'	5.	90° 00' 03"	50.00'	78.54'	70.71'	S46° 51' 43"E
6.	N 55° 57' 03" W	14.47'	6.	41° 58' 42"	500.00'	366.33'	358.19'	S23° 50' 00"E
7.	S 40° 55' 44" W	13.63'	7.	21° 32' 58"	250.00'	94.03'	93.47'	N77° 21' 49"E
8.	N 48° 22' 26" W	14.53'	8.	89° 59' 58"	50.00'	78.54'	70.71'	N43° 08' 18"E
9.	N 27° 06' 09" E	13.66'	9.	90° 00' 00"	50.00'	78.54'	70.71'	S46° 51' 41"E
10.	S 66° 56' 58" E	15.41'	10.	42° 57' 40"	250.00'	187.45'	183.09'	N23° 20' 32"W
11.	S 39° 13' 32" W	13.27'	11.	90° 00' 00"	50.00'	78.54'	70.71'	N43° 08' 19"E
12.	S 46° 51' 41" E	14.14'	12.	29° 20' 11"	250.00'	128.00'	126.61'	S16° 31' 47"E
13.	N 70° 48' 26" W	14.49'	13.	34° 06' 14"	600.00'	357.13'	351.89'	S14° 08' 45"E
14.	N 21° 55' 27" E	14.49'	14.	14° 51' 40"	1200.00'	311.25'	310.38'	S04° 31' 29"E
15.	S 43° 01' 42" W	27.72'	15.	11° 46' 13"	800.00'	164.34'	164.05'	S06° 04' 13"E
16.	S 46° 52' 37" E	28.83'	16.	91° 58' 34"	50.00'	80.26'	71.92'	N68° 27' 13"W
17.	S 43° 31' 33" W	27.95'	17.	19° 22' 42"	1500.00'	507.32'	504.91'	N12° 46' 34"W
18.	S 46° 26' 30" E	28.61'	18.	10° 28' 01"	600.00'	109.61'	109.46'	N08° 19' 14"W
19.	N 19° 58' 26" E	30.00'	19.	13° 07' 06"	1360.00'	311.38'	310.70'	N06° 59' 42"W
20.	N 34° 30' 34" E	20.00'						
21.	N 50° 27' 07" W	25.00'						
22.	S 46° 43' 44" W	25.00'						
23.	S 53° 59' 52" E	20.00'						
24.	N 51° 58' 28" E	30.41'						
25.	N 60° 53' 52" W	29.15'						
26.	S 86° 36' 00" W	25.00'						

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**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:** April 20, 2026  
**APPLICANT:** Chase Finch; Corwin Engineering, Inc.  
**CASE NUMBER:** P2026-012; *Final Plat for the Erwin Farms Subdivision*

**SUMMARY**

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

**PLAT INFORMATION**

- ☑ Purpose. The purpose of the applicant’s request is to Final Plat a 98.198-acre parcel of land (i.e. *Tract 4 of the J. M. Gass Survey, Abstract No. 88*) to show the future establishment of 122 single-family residential lots and six (6) open space lots. The proposed Final Plat also lays out the necessary easements (e.g. *right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Final Plat, the applicant has also submitted a *Site Plan [Case No. SP2026-008]* for the Erwin Farms Subdivision.
- ☑ Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [*Case No. Z2025-005*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses. On June 16, 2025, the City Council approved a Master Plat [*Case No. P2025-018*] and Preliminary Plat [*Case No. P2025-016*] for the Erwin Farms Subdivision. Under the approved Planned Development District ordinance, the subject property was permitted to be developed with a total of 123 single-family residential lots (or a density of 1.25 dwelling units per acre) and a minimum of 33.19-acres of open space (i.e. 25.60% open space on the gross). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 104 (PD-104):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
<i>Maximum Permitted Units:</i>			123	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►		
	A	B	C
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5) &amp; (6)</sup>	25'	30'	30'

MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(2), (5), &amp; (6)</sup>	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

**GENERAL NOTES:**

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT* SIDES TO (*I.E. A KEYSTONE LOT*), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.
- 7: AIR-CONDITIONED SPACE.

- Parks Board.** On April 7, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
  - o The property owner shall pay pro-rata equipment fees of \$183,909.60 (*i.e. \$1,495.20 x 123 Lots*).
  - o The property owner shall pay cash-in-lieu of land fees of \$223,577.10 (*i.e. \$1,817.70 x 123 Lots*).
- 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 *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the *Final Plat* for the Erwin Farms Subdivision, 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 plat; and,
- (2) Any construction resulting from the approval of this *Final 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 April 14, 2026, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION

Erwin Farms

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

98.198

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

123

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

Erwin Farms

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

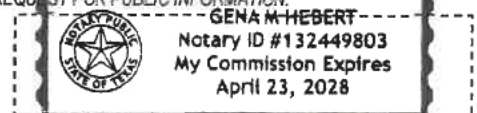
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2263.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2026.

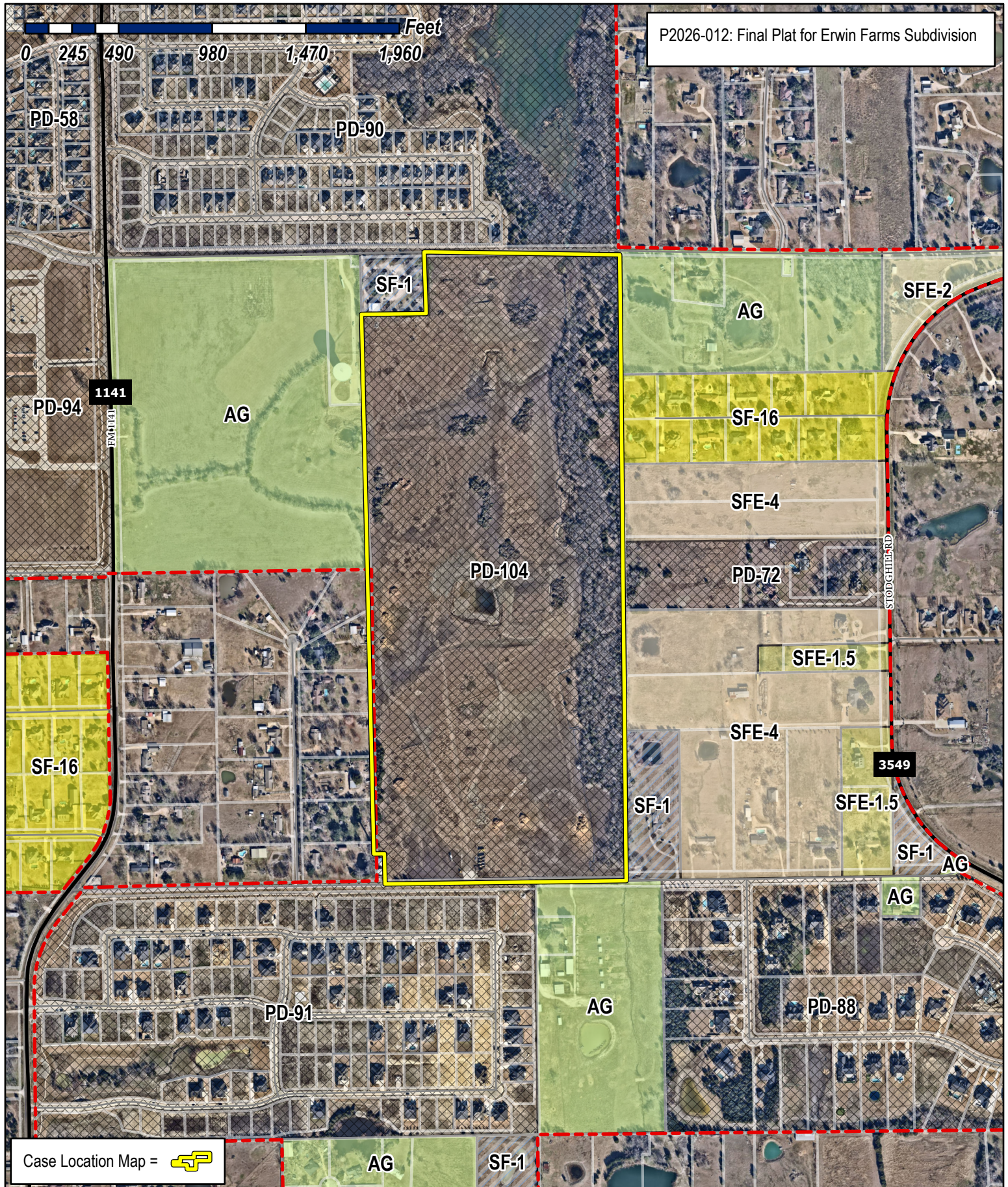
OWNER'S SIGNATURE \_\_\_\_\_


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/23/2028

P2026-012: Final Plat for Erwin Farms Subdivision



Case Location Map = 

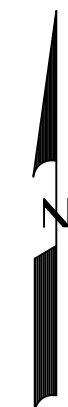


# City of Rockwall

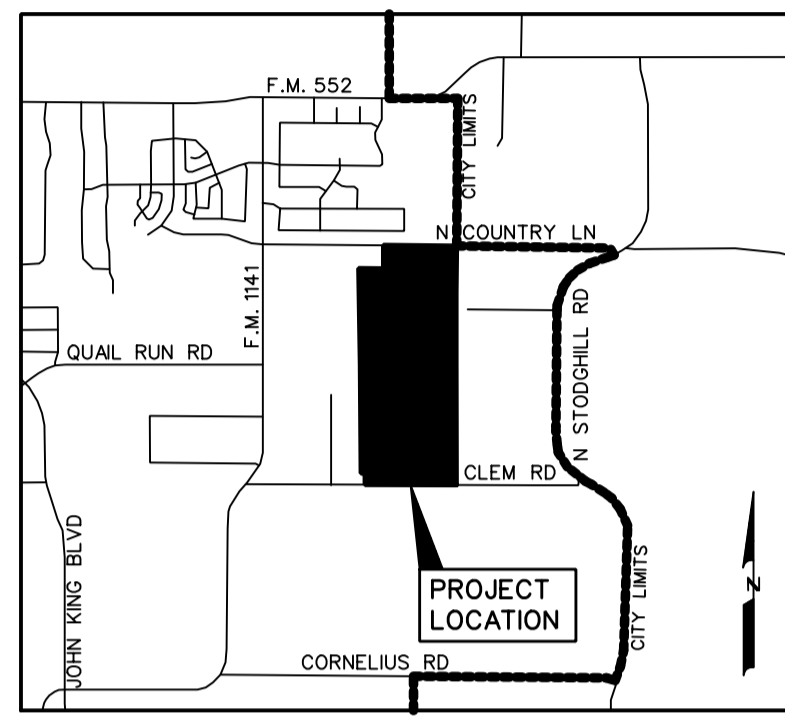
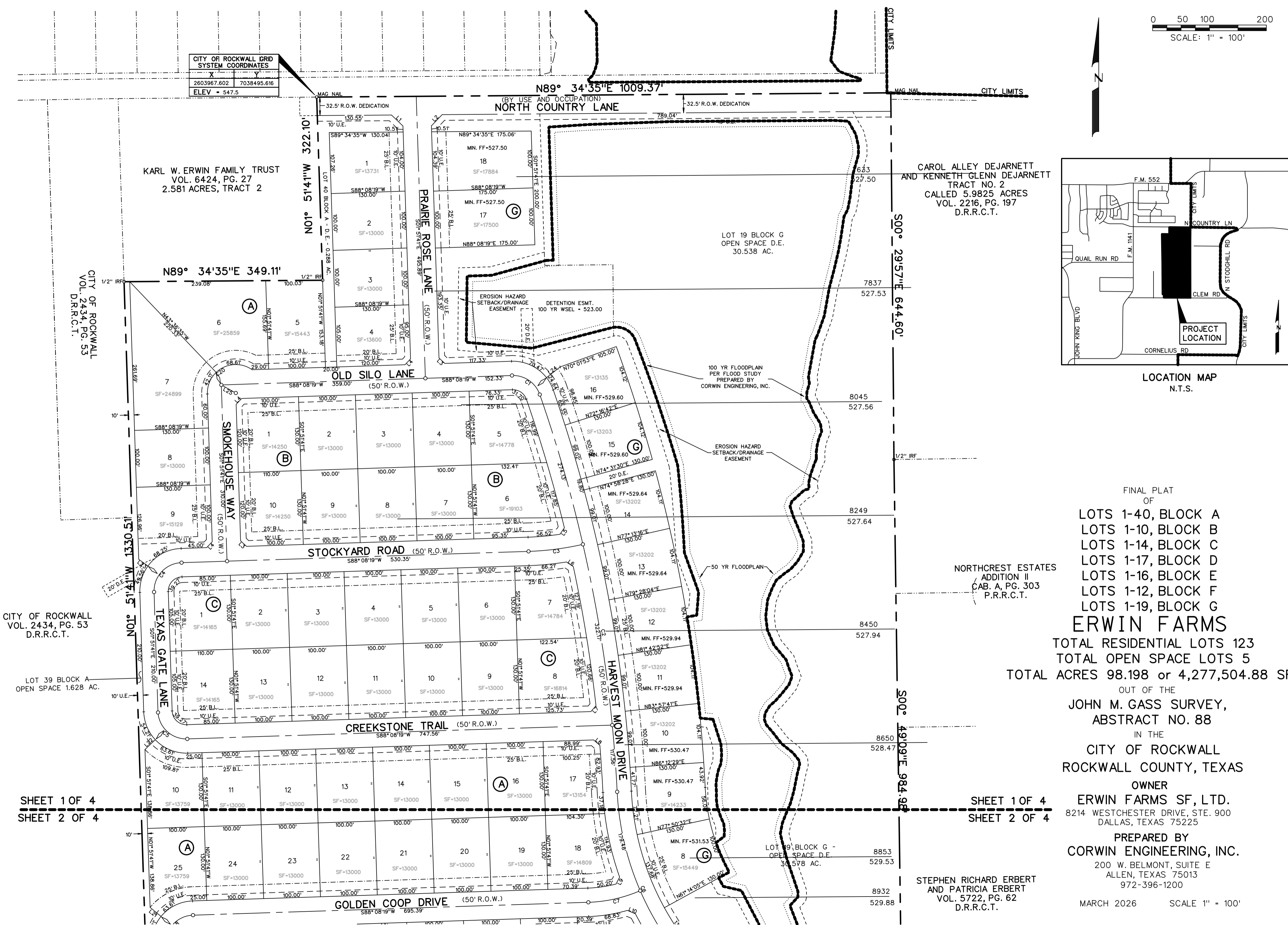
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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





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



LOCATION MAP  
N.T.S.

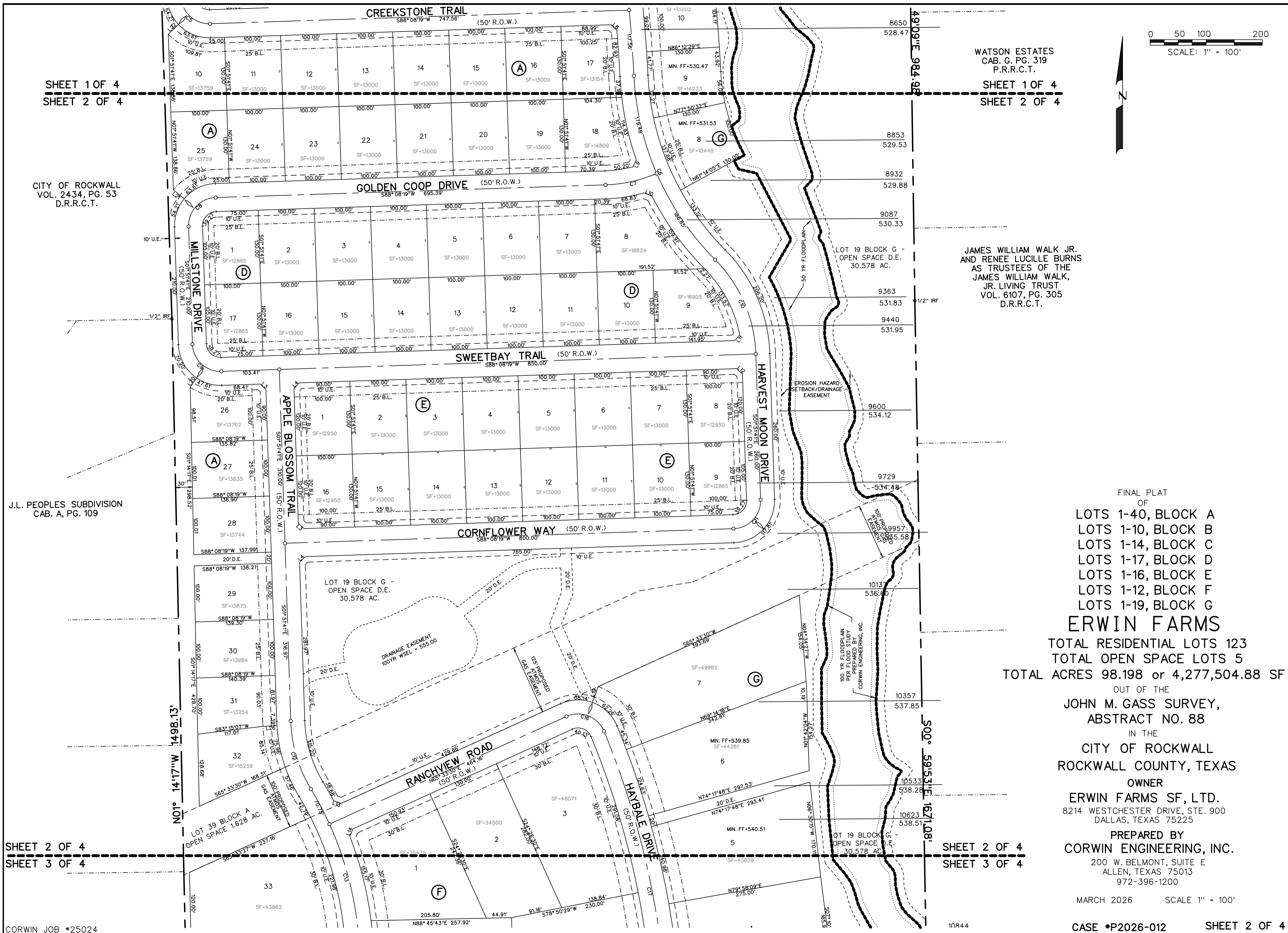
FINAL PLAT  
OF  
**LOTS 1-40, BLOCK A**  
**LOTS 1-10, BLOCK B**  
**LOTS 1-14, BLOCK C**  
**LOTS 1-17, BLOCK D**  
**LOTS 1-16, BLOCK E**  
**LOTS 1-12, BLOCK F**  
**LOTS 1-19, BLOCK G**  
**ERWIN FARMS**  
**TOTAL RESIDENTIAL LOTS 123**  
**TOTAL OPEN SPACE LOTS 5**  
**TOTAL ACRES 98.198 or 4,277,504.88 SF**  
 OUT OF THE  
**JOHN M. GASS SURVEY,**  
**ABSTRACT NO. 88**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
 OWNER  
**ERWIN FARMS SF, LTD.**  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 MARCH 2026 SCALE 1" = 100'

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

SHEET 1 OF 4  
SHEET 2 OF 4

SHEET 1 OF 4  
SHEET 2 OF 4

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



0 50 100 200  
SCALE: 1" = 100'



SHEET 1 OF 4  
SHEET 2 OF 4

WATSON ESTATES  
CAB. G. PG. 319  
P.R.R.C.T.  
SHEET 1 OF 4  
SHEET 2 OF 4

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

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

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

FINAL PLAT

OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
LOTS 1-12, BLOCK F  
LOTS 1-19, BLOCK G

**ERWIN FARMS**

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OUT OF THE  
JOHN M. GASS SURVEY,  
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IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

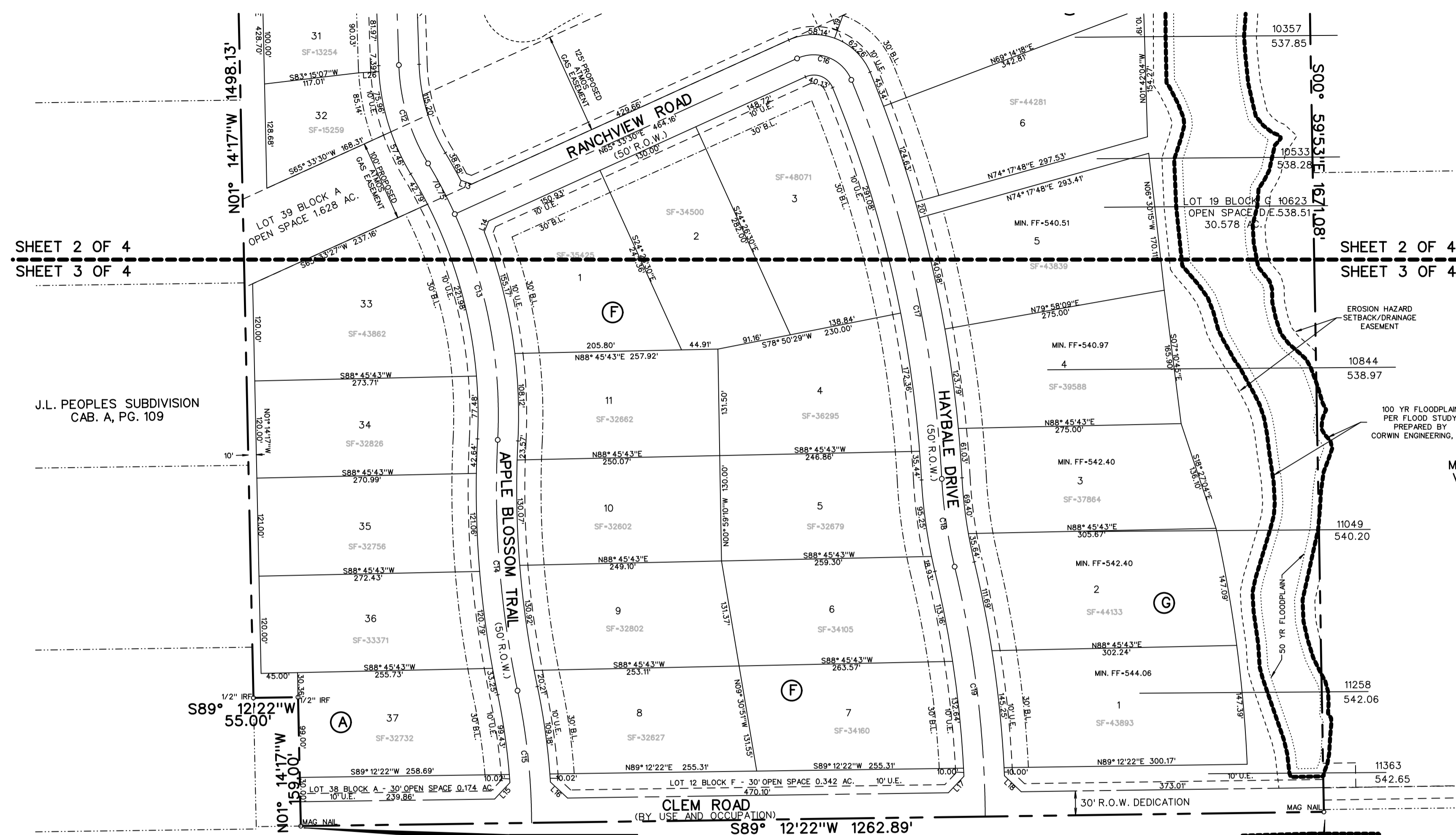
OWNER  
ERWIN FARMS SF, LTD.  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

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

EROSION HAZARD  
SETBACK/DRAINAGE  
EASEMENT

100 YR FLOODPLAIN  
PER FLOOD STUDY  
PREPARED BY  
CORWIN ENGINEERING, INC.

MUSTANG ACRES  
VOL. P, PG. 377

FINAL PLAT  
OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
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LOTS 1-19, BLOCK G

**ERWIN FARMS**

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

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

MARCH 2026 SCALE 1" = 100'

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND  
B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
--- - City Limits Line  
◇ - Street Name Change
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- Refer to Sheet 1 of Civil Engineering plans for NTMWD notes.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

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

POINT OF BEGINNING

APPROVED

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

ERWIN FARMS SF, LTD.

\_\_\_\_\_  
John Arnold

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FINAL PLAT  
OF  
LOTS 1-40, BLOCK A  
LOTS 1-10, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-17, BLOCK D  
LOTS 1-16, BLOCK E  
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LOTS 1-19, BLOCK G

**ERWIN FARMS**  
TOTAL RESIDENTIAL LOTS 123  
TOTAL OPEN SPACE LOTS 5  
TOTAL ACRES 98.198 or 4,277,504.88 SF

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

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

PREPARED BY  
CORWIN ENGINEERING, INC.

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

MARCH 2026

LINE TABLE

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	S 46° 08' 33" E	27.92'	1.	72° 39' 25"	50.00'	63.41'	37.14'	N55° 31' 59"W
2.	N 43° 51' 27" E	27.23'	2.	16° 21' 37"	2500.00'	713.85'	711.43'	N11° 01' 28"W
3.	S 46° 51' 41" E	14.14'	3.	11° 03' 38"	500.00'	96.52'	96.37'	N82° 36' 30"E
4.	S 43° 08' 19" W	14.14'	4.	90° 00' 01"	50.00'	78.54'	70.71'	N43° 08' 19"E
5.	S 33° 33' 33" W	13.63'	5.	90° 00' 03"	50.00'	78.54'	70.71'	S46° 51' 43"E
6.	N 55° 57' 03" W	14.47'	6.	41° 58' 42"	500.00'	366.33'	358.19'	S23° 50' 00"E
7.	S 40° 55' 44" W	13.63'	7.	21° 32' 58"	250.00'	94.03'	93.47'	N77° 21' 49"E
8.	N 48° 22' 26" W	14.53'	8.	89° 59' 58"	50.00'	78.54'	70.71'	N43° 08' 18"E
9.	N 27° 06' 09" E	13.66'	9.	90° 00' 00"	50.00'	78.54'	70.71'	S46° 51' 41"E
10.	S 66° 56' 58" E	15.41'	10.	42° 57' 40"	250.00'	187.45'	183.09'	N23° 20' 32"W
11.	S 39° 13' 32" W	13.27'	11.	90° 00' 00"	50.00'	78.54'	70.71'	N43° 08' 19"E
12.	S 46° 51' 41" E	14.14'	12.	29° 20' 11"	250.00'	128.00'	126.61'	S16° 31' 47"E
13.	N 70° 48' 26" W	14.49'	13.	34° 06' 14"	600.00'	357.13'	351.89'	S14° 08' 45"E
14.	N 21° 55' 27" E	14.49'	14.	14° 51' 40"	1200.00'	311.25'	310.38'	S04° 31' 29"E
15.	S 43° 01' 42" W	27.72'	15.	11° 46' 13"	800.00'	164.34'	164.05'	S06° 04' 13"E
16.	S 46° 52' 37" E	28.83'	16.	91° 58' 34"	50.00'	80.26'	71.92'	N68° 27' 13"W
17.	S 43° 31' 33" W	27.95'	17.	19° 22' 42"	1500.00'	507.32'	504.91'	N12° 46' 34"W
18.	S 46° 26' 30" E	28.61'	18.	10° 28' 01"	600.00'	109.61'	109.46'	N08° 19' 14"W
19.	N 19° 58' 26" E	30.00'	19.	13° 07' 06"	1360.00'	311.38'	310.70'	N06° 59' 42"W
20.	N 34° 30' 34" E	20.00'						
21.	N 50° 27' 07" W	25.00'						
22.	S 46° 43' 44" W	25.00'						
23.	S 53° 59' 52" E	20.00'						
24.	N 51° 58' 28" E	30.41'						
25.	N 60° 53' 52" W	29.15'						
26.	S 86° 36' 00" W	25.00'						

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



DATE: April 21, 2026

TO: Chase Finch  
200 W. Belmont Suite E  
Allen, Texas 75013

CC: John Arnold  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

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

SUBJECT: P2026-012: *Final Plat for Erwin Farms*

Chase,

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 April 20, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final 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 April 14, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.

City Council

On April 20, 2026, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

**FILING FEES:**

**Mylars:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

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