



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 RENFRO, ROCKWALL

SUBDIVISION LAS PRIMERAS

LOT 142 BLOCK A

GENERAL LOCATION RENFRO NORTH OF BOYOSTUN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE VACANT

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE .64 LOTS [CURRENT] 2 LOTS [PROPOSED] 1

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 John Wardell

APPLICANT John P. Wardell

CONTACT PERSON John P. Wardell

CONTACT PERSON John P. Wardell

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

NOTARY VERIFICATION [REQUIRED]

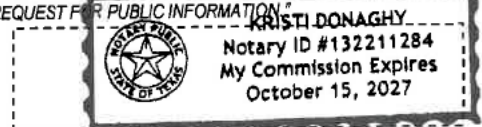
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John P. Wardell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF April 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY 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 8th DAY OF April, 2026.

OWNER'S SIGNATURE John P. Wardell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy



MY COMMISSION EXPIRES 10/15/2027

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 REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition 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 BRAKES PLUS addition 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision 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.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

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

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within 180 days from said date of final approval.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

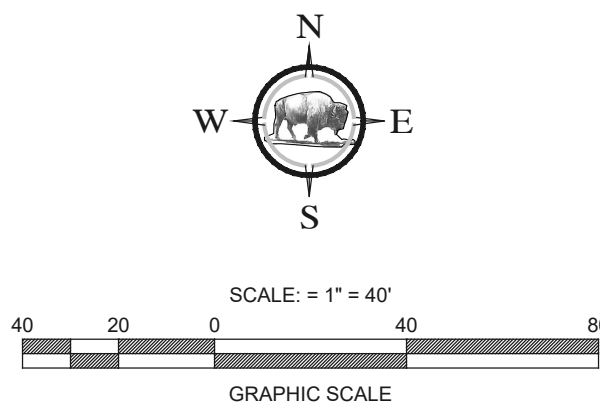
City Engineer

Planning & Zoning Commission Chairman

LEGEND table with symbols for Controlling Monument, Monument Found, 1/2" Capped Iron Rod, etc.

NOTES

- 1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.
2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appear to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.
4) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

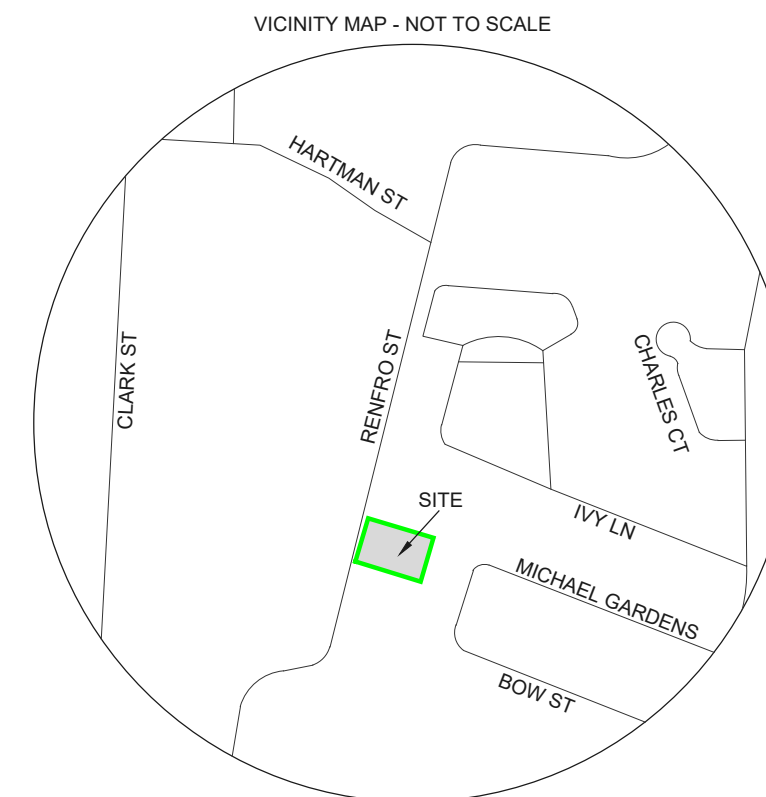
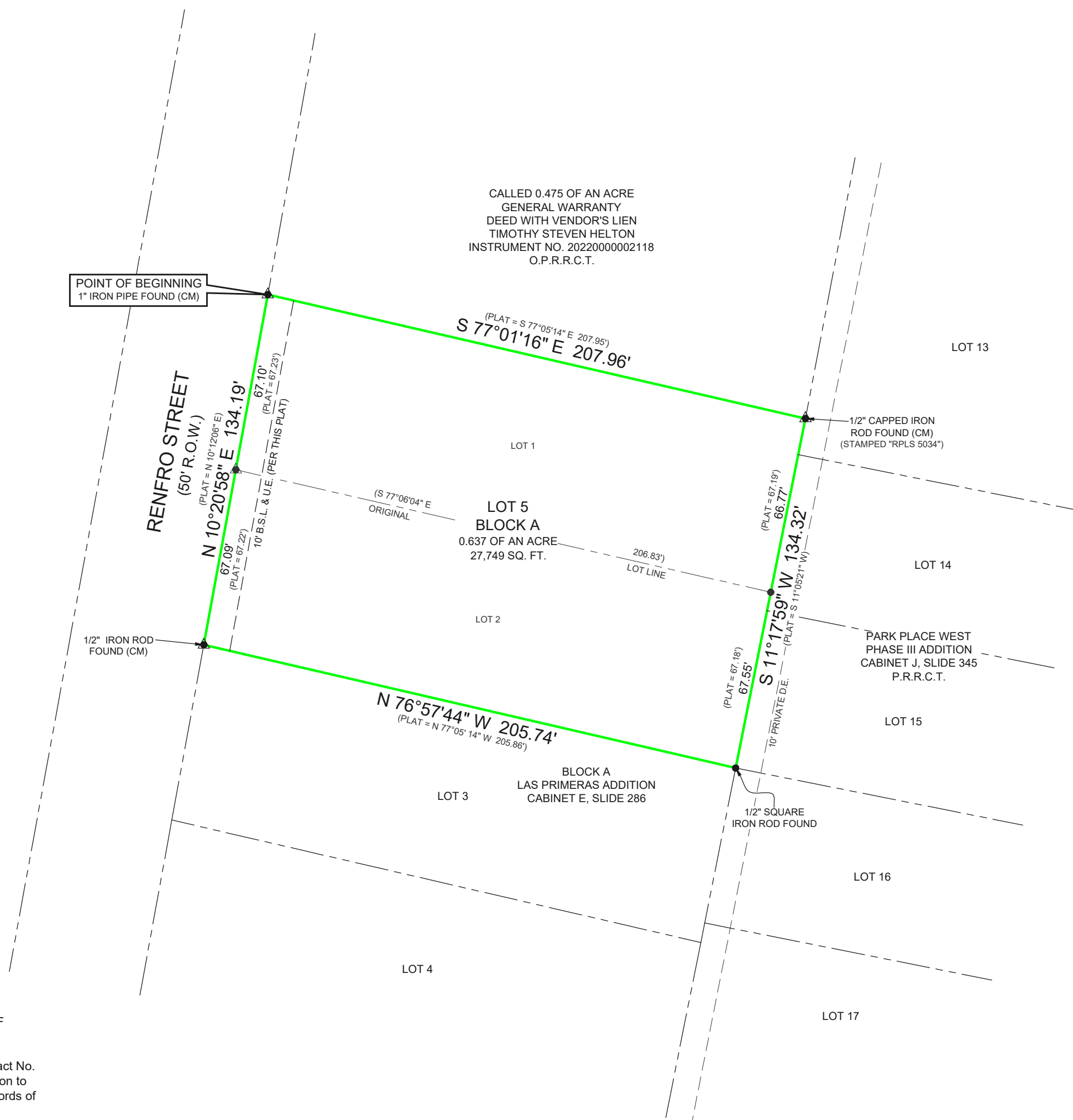
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

Mason Lewis
R.P.L.S. No. 7110



CALLLED 0.475 OF AN ACRE
GENERAL WARRANTY
DEED WITH VENDOR'S LIEN
TIMOTHY STEVEN HELTON
INSTRUMENT NO. 2022000002118
O.P.R.R.C.T.

REPLAT OF
LOTS 1 AND 2, BLOCK A
LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707-2732



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:

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

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- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 RENFRO, ROCKWALL

SUBDIVISION LAS PRIMERAS

LOT 142 BLOCK A

GENERAL LOCATION RENFRO NORTH OF BOYOSTUN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE VACANT

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE .64 LOTS [CURRENT] 2 LOTS [PROPOSED] 1

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 John Wardell

APPLICANT John P. Wardell

CONTACT PERSON John P. Wardell

CONTACT PERSON John P. Wardell

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

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NOTARY VERIFICATION [REQUIRED]

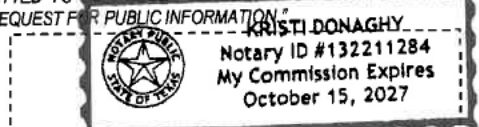
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF April 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY 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 8th DAY OF April, 2026.

OWNER'S SIGNATURE John P. Wardell

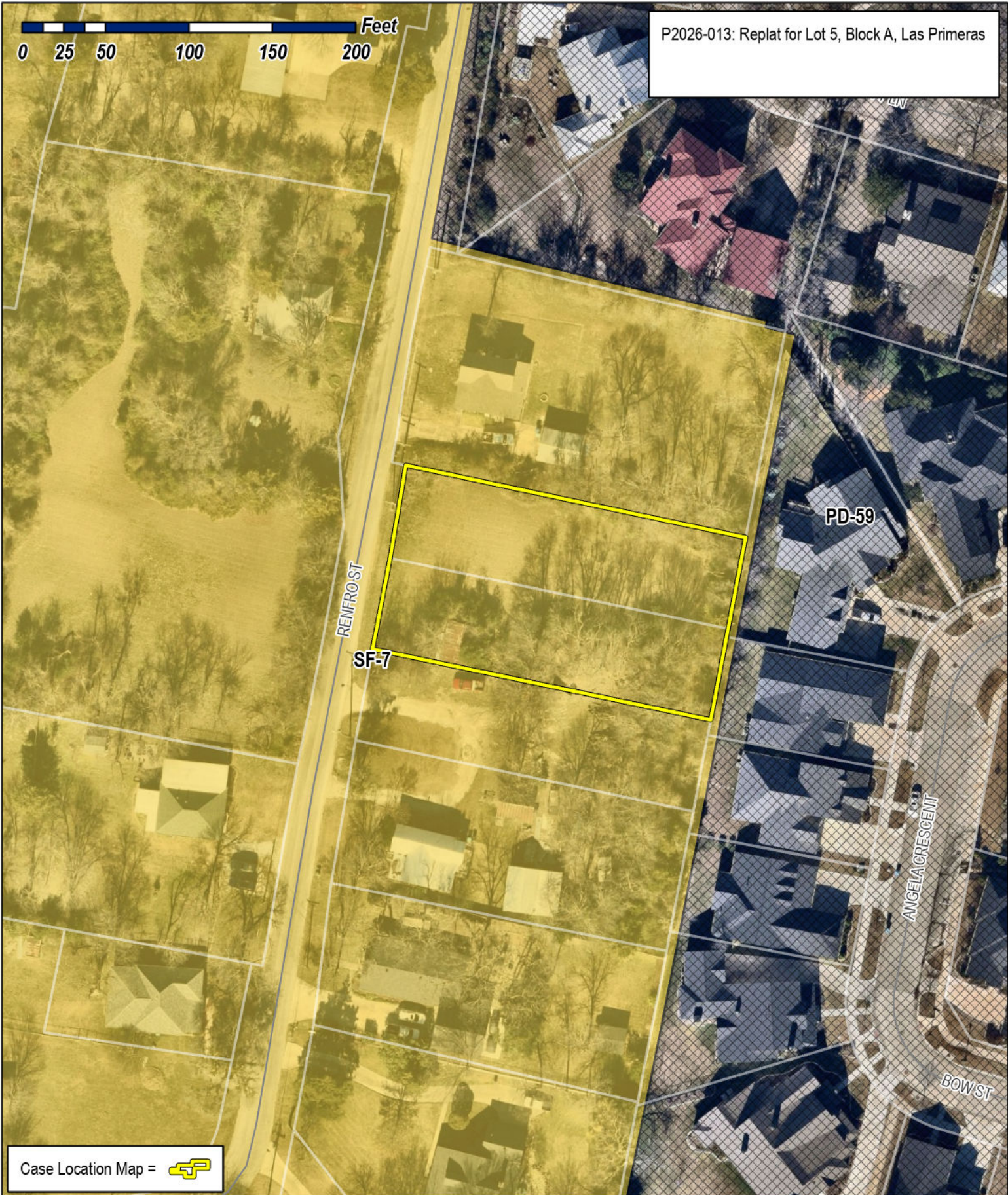
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy



MY COMMISSION EXPIRES 10/15/2027



P2026-013: Replat for Lot 5, Block A, Las Primeras



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.



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 REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition 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 BRAKES PLUS addition 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
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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.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

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

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within 180 days from said date of final approval.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

City Engineer

Planning & Zoning Commission Chairman

LEGEND
(CM) = CONTROLLING MONUMENT
= MONUMENT FOUND (AS DESCRIBED)
= 1/2" CAPPED IRON ROD (STAMPED: "BISON CREEK") SET (UNLESS NOTED OTHERWISE)

NOTES

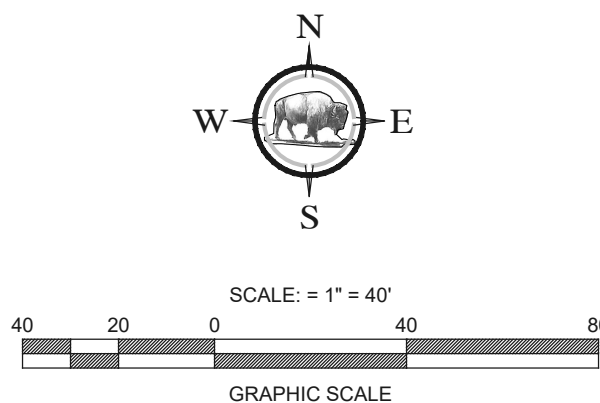
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2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appear to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.

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5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

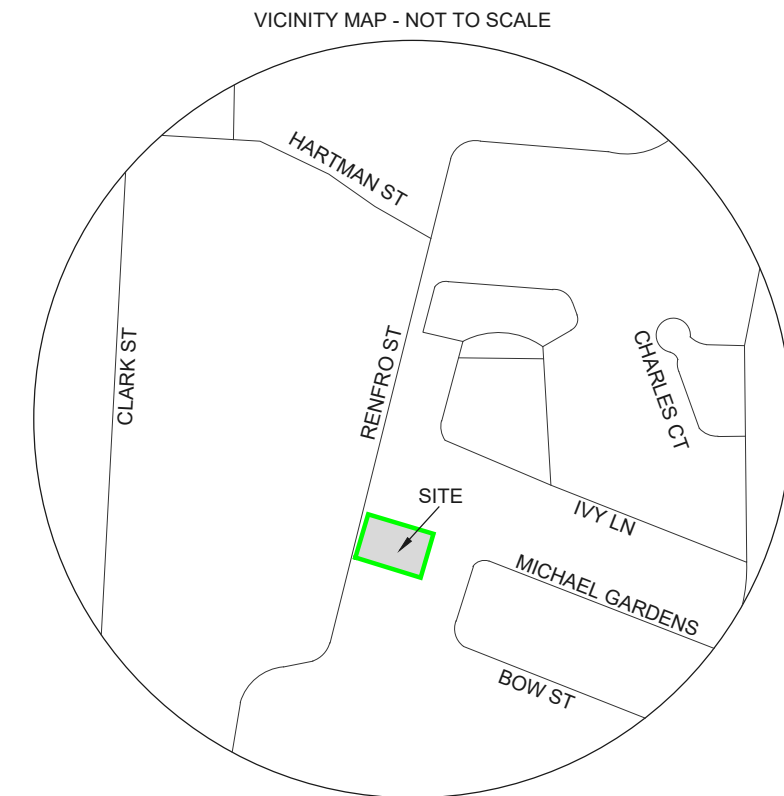
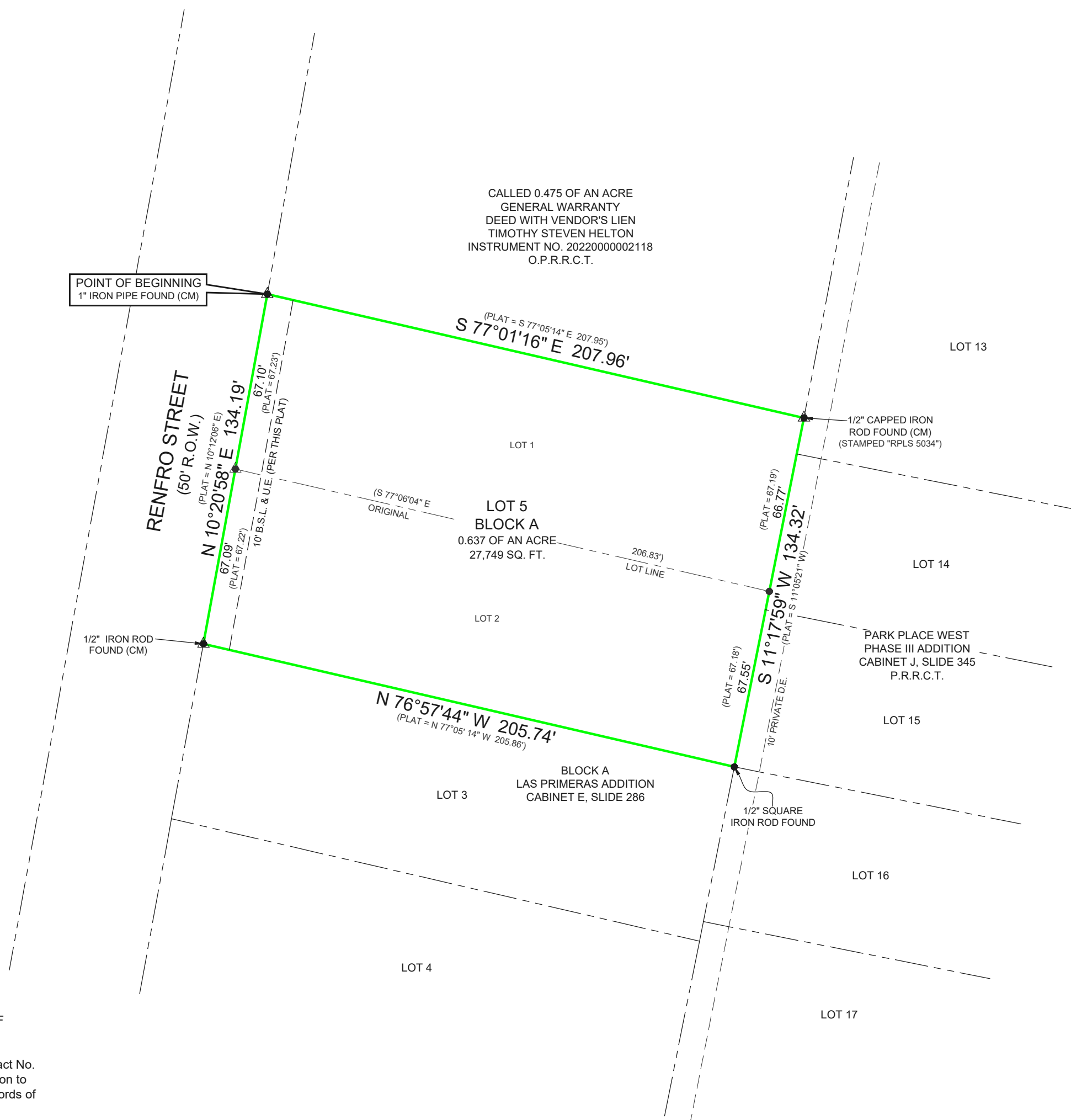
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

Mason Lewis
R.P.L.S. No. 7110



CALLED 0.475 OF AN ACRE
GENERAL WARRANTY
DEED WITH VENDOR'S LIEN
TIMOTHY STEVEN HELTON
INSTRUMENT NO. 2022000002118
O.P.R.R.C.T.

REPLAT OF
LOTS 1 AND 2, BLOCK A
LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707-2732



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 28, 2026
APPLICANT: John Wardell
CASE NUMBER: P2026-013; *Replat for Lot 5, Block A, Las Primeras Addition*

SUMMARY

Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for two (2) existing parcels of land on 0.637-acres (*i.e. Lots 1 & 2, Block A, Las Primeras Addition*) in order to combine the lots in to one (1) new lot (*i.e. Lot 5, Block A, Las Primeras Addition*). The purpose of the Replat is to facilitate the future sale of the subject property.
- Background. The subject property was annexed sometime between April 1911 and April 1934 according to the City Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Commercial (C) District. At some point between June 14, 1983 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single Family (SF-7) District. In review of the available aerial imagery and permitting history, there is an accessory building located on the subject property; however, the date of construction could not be determined. That being said, the remainder of the subject property has remained vacant since the time of annexation.
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 5, Block A, Las Primeras Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat 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.

PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: P2026-013
PROJECT NAME: Replat for Lots 1 & 2, Block A, Las Primeras Addition
SITE ADDRESS/LOCATIONS: 521 Renfro Street, Rockwall, TX 75087

CASE CAPTION: Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue.

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

M.3 For reference, include the case number (P2026-013) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 5, Block A
Las Primeras Addition
Being a Replat of
Lots 1 & 2, Block A
Las Primeras Addition
Being
1 Lot
0.637-acres or 27,749 SF
Situated in the
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central

[7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label the 20-foot building setback along Renfro Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the General Notes contained within the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please use the City signature block shown for Replats in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 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.10 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: April 28, 2026

City Council Meeting: May 4, 2026

I.11 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 Replat 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	04/23/2026	Approved w/ Comments

- 04/23/2026: 1. Need correct "Notes"
2. Need to tie two corners to City monumentation
3. What is S.L.? Need a legend for abbreviations.
4. Please include these general notes on the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

04/20/2026: Assigned address for this lot will be 521 Renfro St. Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

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 REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition 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 BRAKES PLUS addition 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision 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.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

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

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within 180 days from said date of final approval.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

City Engineer

Planning & Zoning Commission Chairman

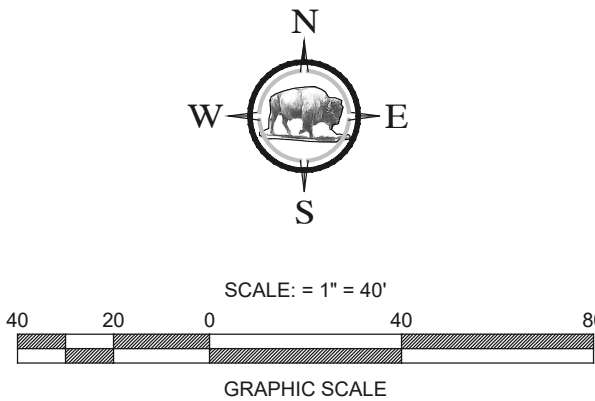
LEGEND table with symbols for Controlling Monument, Monument Found, 1/2" Capped Iron Rod, etc.

NOTES

- 1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.
2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appear to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.
4) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.

Need correct "Notes"

Need to tie two corners to City monumentation



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

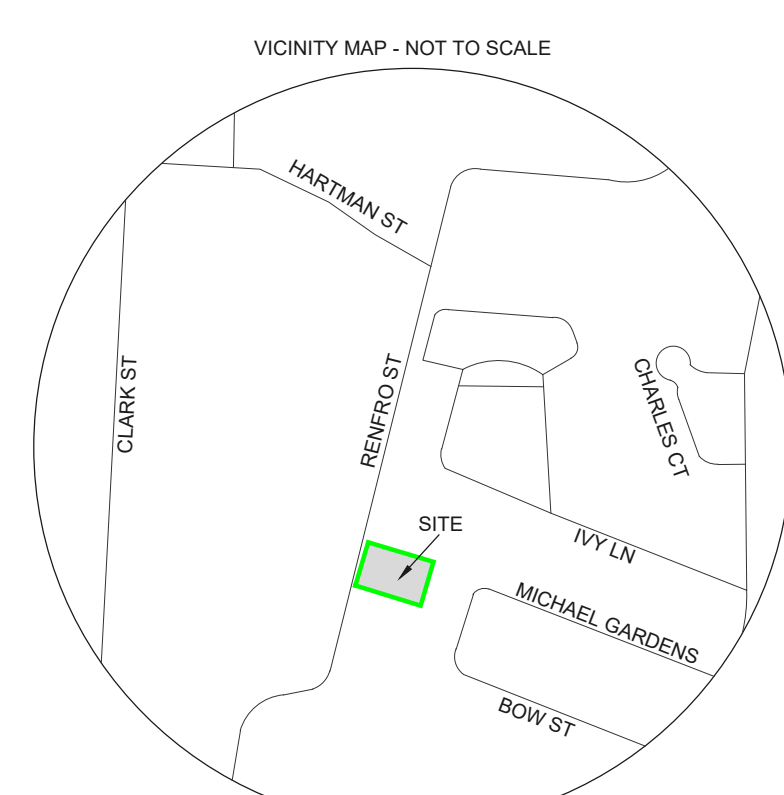
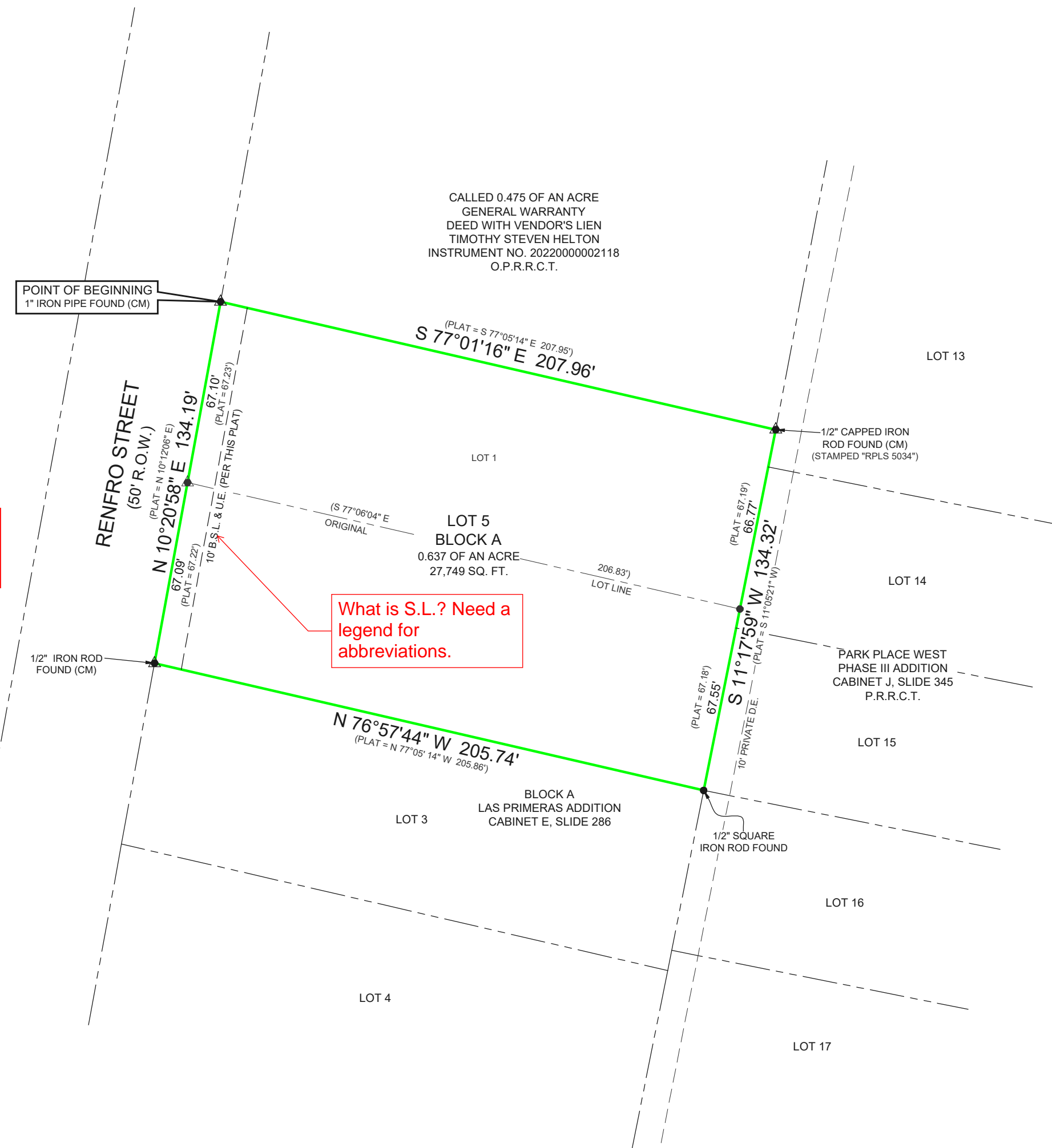
THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637

- GENERAL NOTES [Please add this to any other notes included on the plat.]
(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).



CALLED 0.475 OF AN ACRE GENERAL WARRANTY DEED WITH VENDOR'S LIEN TIMOTHY STEVEN HELTON INSTRUMENT NO. 2022000002118 O.P.R.R.C.T.

REPLAT OF LOTS 1 AND 2, BLOCK A LAS PRIMERAS ADDITION

LOT 5, BLOCK A 0.637 OF AN ACRE OUT OF THE R. BALLARD SURVEY ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

BISON CREEK Land Services, LLC logo and contact information: 29740 HWY 64, CANTON, TEXAS, 75103

OWNER JOHN WARDELL 510 CHAPS DRIVE HEATH, TX 75032 Phone: (214) 707-2732



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 RENFRO, ROCKWALL

SUBDIVISION LAS PRIMERAS

LOT 142 BLOCK A

GENERAL LOCATION RENFRO NORTH OF BOYOSTUN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE VACANT

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE .64 LOTS [CURRENT] 2 LOTS [PROPOSED] 1

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 John Wardell

APPLICANT John P. Wardell

CONTACT PERSON John P. Wardell

CONTACT PERSON John P. Wardell

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John P. Wardell [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF April 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

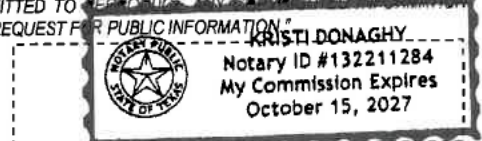
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF April, 2026.

OWNER'S SIGNATURE

John P. Wardell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

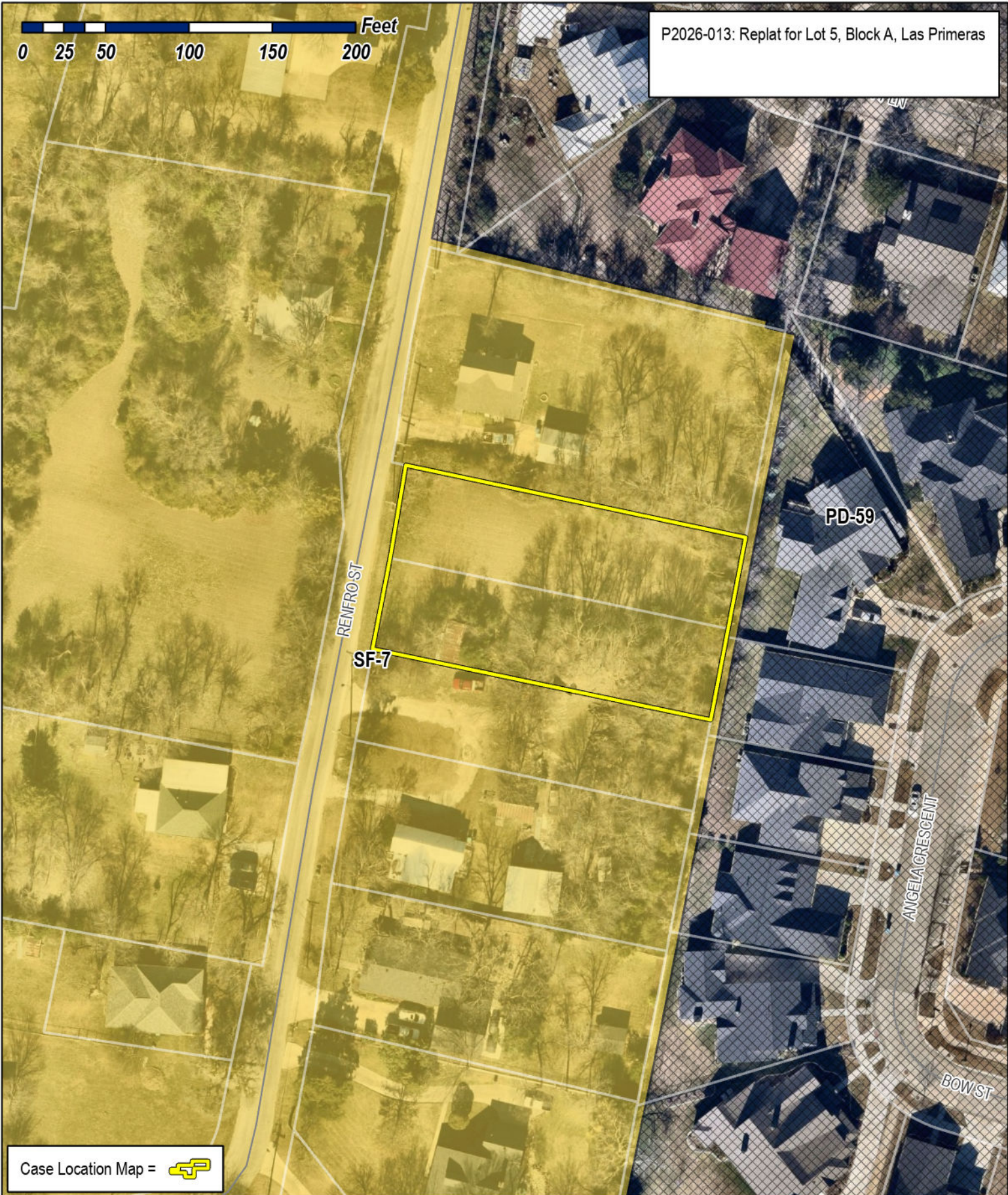
Kristi Donaghy



MY COMMISSION EXPIRES 10/15/2027



P2026-013: Replat for Lot 5, Block A, Las Primeras



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.



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 REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition 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 BRAKES PLUS addition 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision 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.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

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

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within 180 days from said date of final approval.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

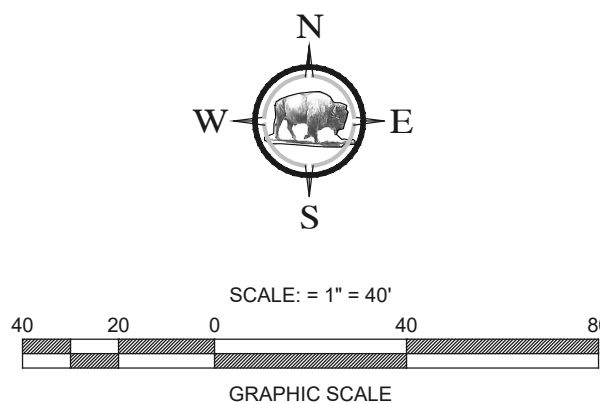
City Engineer

Planning & Zoning Commission Chairman

LEGEND table with symbols for Controlling Monument, Monument Found, 1/2" Capped Iron Rod, etc.

NOTES

- 1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.
2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appear to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.
4) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

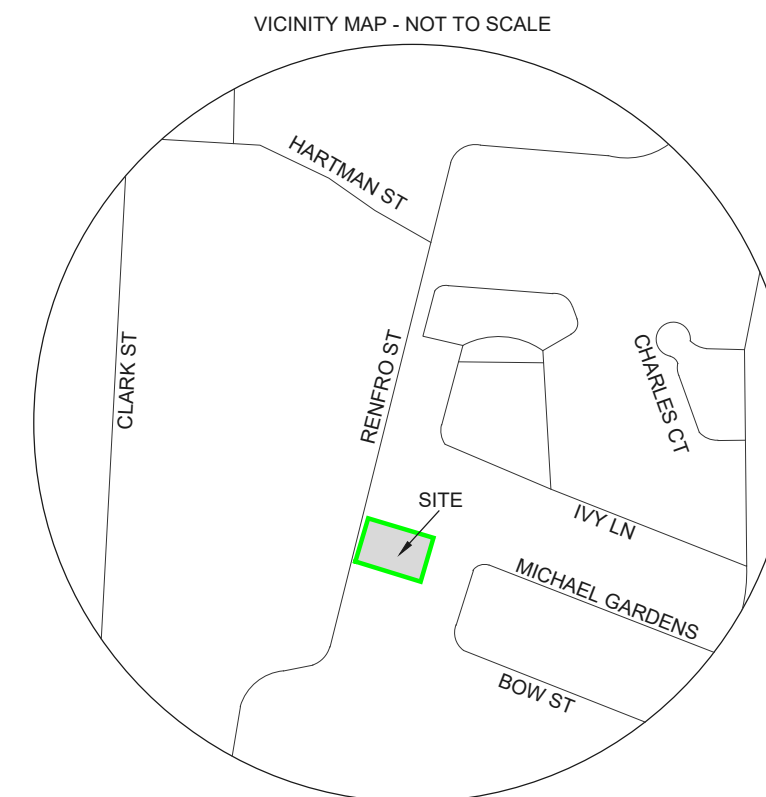
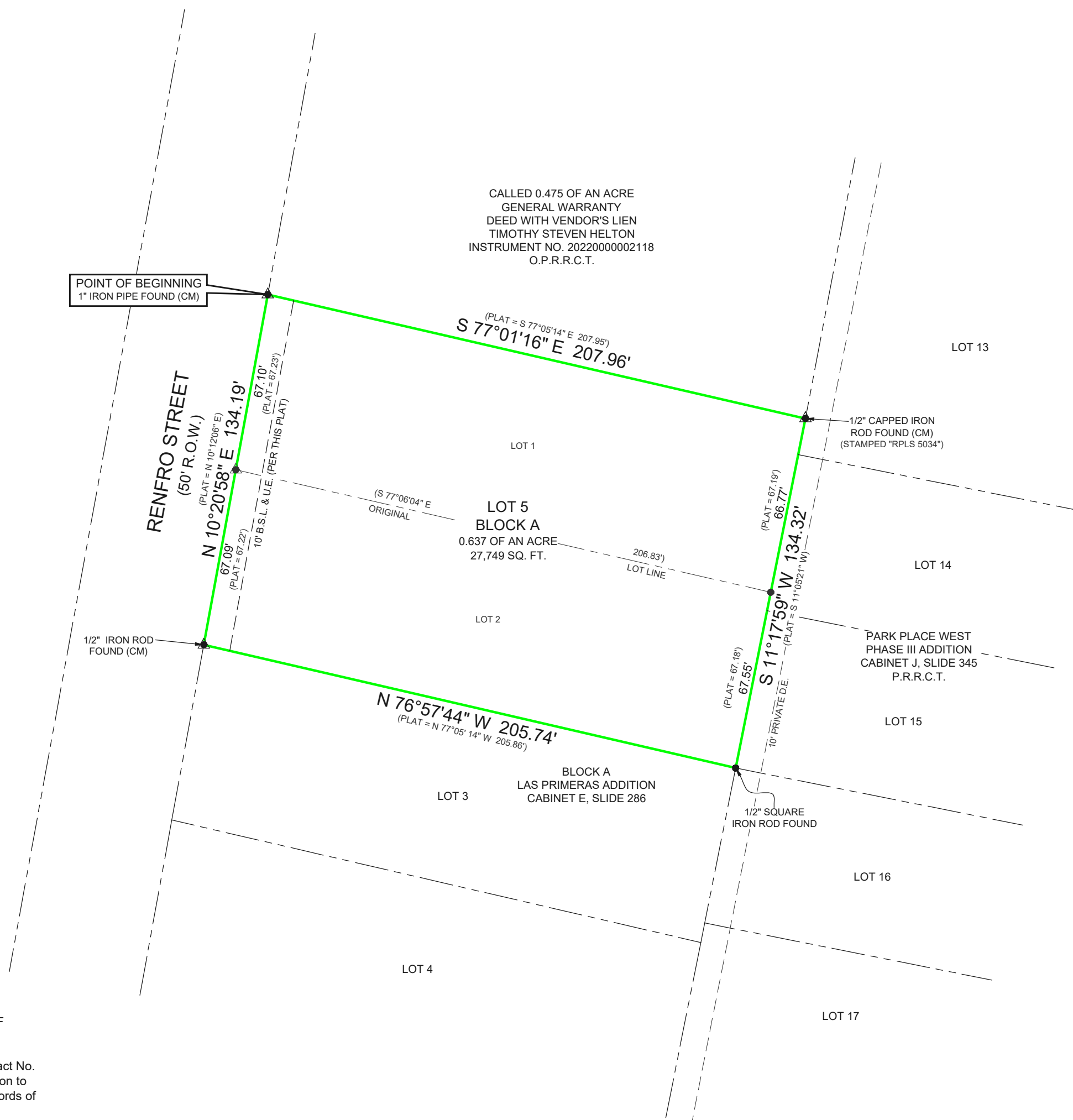
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

Mason Lewis
R.P.L.S. No. 7110



CALLLED 0.475 OF AN ACRE
GENERAL WARRANTY
DEED WITH VENDOR'S LIEN
TIMOTHY STEVEN HELTON
INSTRUMENT NO. 2022000002118
O.P.R.R.C.T.

REPLAT OF
LOTS 1 AND 2, BLOCK A
LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707-2732



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: May 4, 2026
APPLICANT: John Wardell
CASE NUMBER: P2026-013; *Replat for Lot 5, Block A, Las Primeras Addition*

SUMMARY

Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydston Avenue, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for two (2) existing parcels of land on 0.637-acres (*i.e. Lots 1 & 2, Block A, Las Primeras Addition*) in order to combine the lots in to one (1) new lot (*i.e. Lot 5, Block A, Las Primeras Addition*). The purpose of the Replat is to facilitate the future sale of the subject property.
- Background. The subject property was annexed sometime between April 1911 and April 1934 according to the City Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Commercial (C) District. At some point between June 14, 1983 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single Family (SF-7) District. In review of the available aerial imagery and permitting history, there is an accessory building located on the subject property; however, the date of construction could not be determined. That being said, the remainder of the subject property has remained vacant since the time of annexation.
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 5, Block A, Las Primeras Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat 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 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat 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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 RENFRO, ROCKWALL

SUBDIVISION LAS PRIMERAS

LOT 142 BLOCK A

GENERAL LOCATION RENFRO NORTH OF BOYOSTUN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE VACANT

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE .64 LOTS [CURRENT] 2 LOTS [PROPOSED] 1

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 John Wardell

APPLICANT John P. Wardell

CONTACT PERSON John P. Wardell

CONTACT PERSON John P. Wardell

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

ADDRESS
CITY, STATE & ZIP
PHONE
E-MAIL

NOTARY VERIFICATION [REQUIRED]

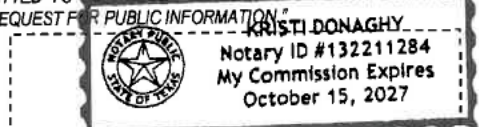
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John P. Wardell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF April 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY 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 8th DAY OF April, 2026.

OWNER'S SIGNATURE John P. Wardell

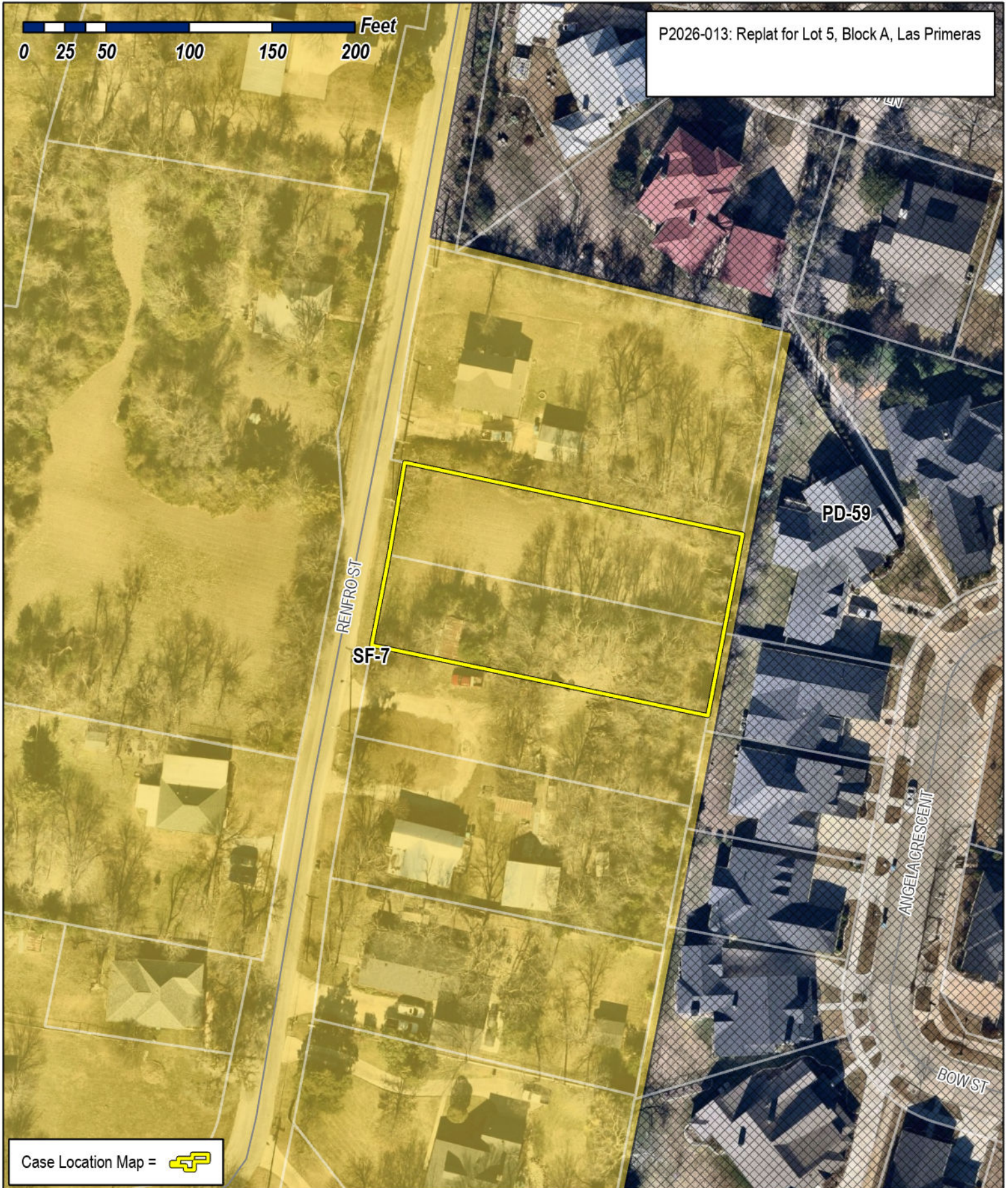
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy



MY COMMISSION EXPIRES 10/15/2027



P2026-013: Replat for Lot 5, Block A, Las Primeras



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.



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 REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition 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 BRAKES PLUS addition 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision 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.

John Wardell, Owner

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

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

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON: _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within 180 days from said date of final approval.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Mayor, City of Rockwall

City Secretary

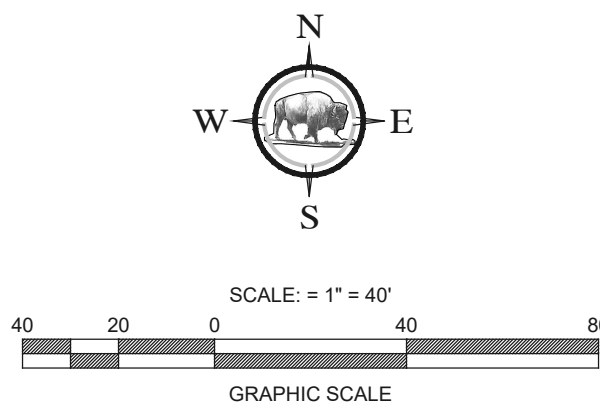
City Engineer

Planning & Zoning Commission Chairman

LEGEND table with symbols for Controlling Monument, Monument Found, 1/2" Capped Iron Rod, etc.

NOTES

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5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

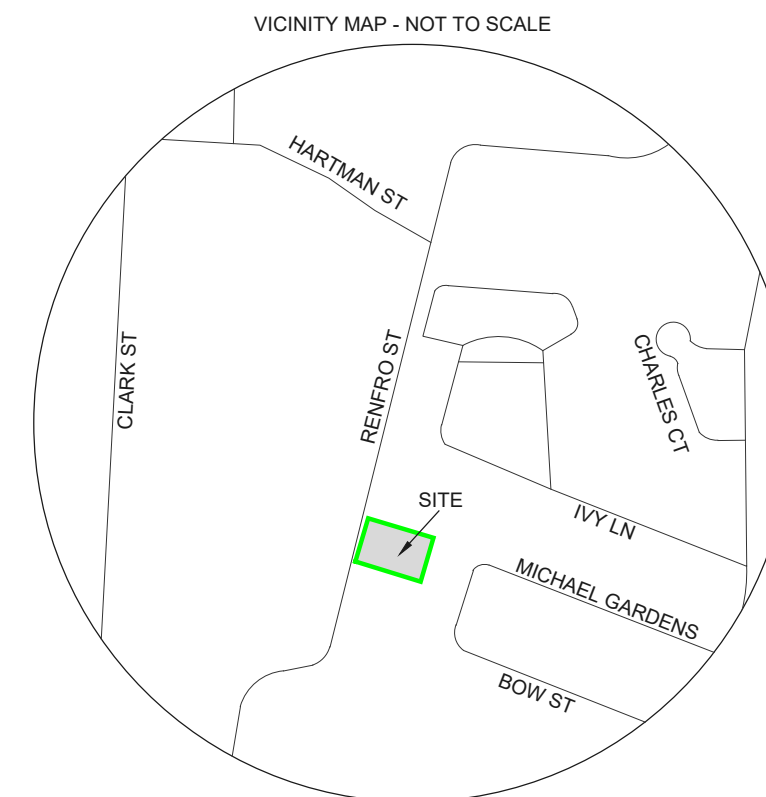
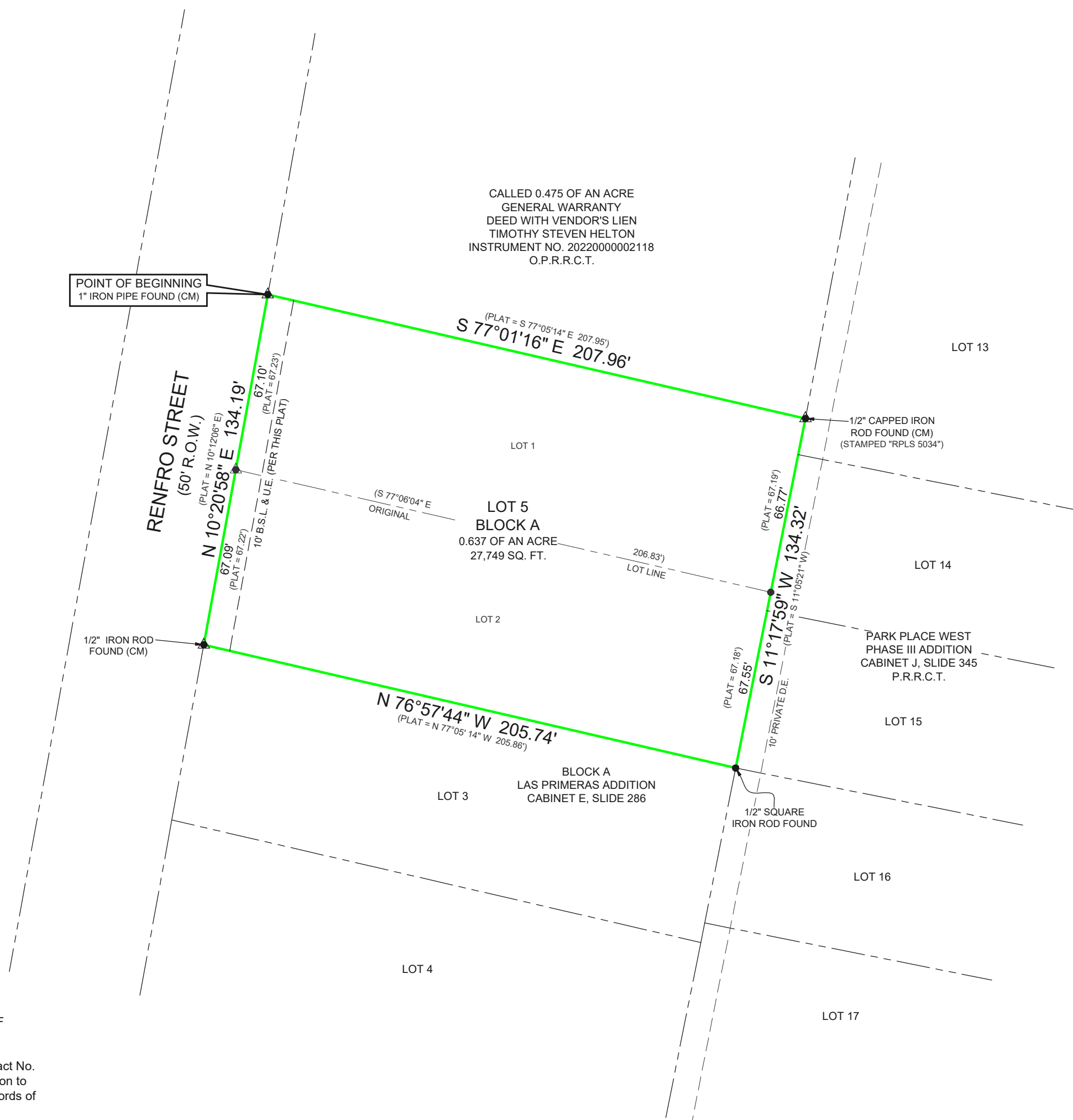
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

Mason Lewis
R.P.L.S. No. 7110



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707-2732

REPLAT OF LOTS 1 AND 2, BLOCK A LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880





DATE: June 4, 2026

TO: John Wardell
880 Ivy Lane
Rockwall, Texas 75087

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

SUBJECT: P2026-013; Replat for Lot 5, Block A, Las Primeras Addition

John Wardell:

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 May 4, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this Replat 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 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On May 4, 2026, the City Council approved a motion to approve the Replat 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 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st 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 within a 180-days of 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 a (972) 771-6434.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department