



**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 3402-3404 LAKESIDE DRIVE

SUBDIVISION LAKESIDE VILLAGE # 2 LOT 19-A-1 BLOCK

GENERAL LOCATION On the North ROW of Lakeside Drive across from the West ROW line of Augusta Trail

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

CURRENT ZONING PD-2 CURRENT USE RESIDENTIAL

PROPOSED ZONING PD-2 PROPOSED USE RESIDENTIAL

ACREAGE 0.239 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 PATRICIA MEJIA & ROGER WILLIAMSON

APPLICANT BURNS SURVEYING

CONTACT PERSON ROGER WILLIAMSON

CONTACT PERSON APRIL ROSS/ LISA HYTER

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

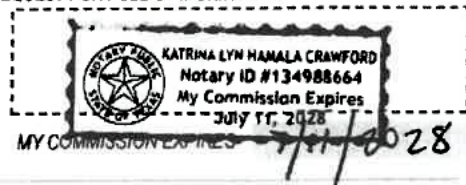
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roger C. Williamson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

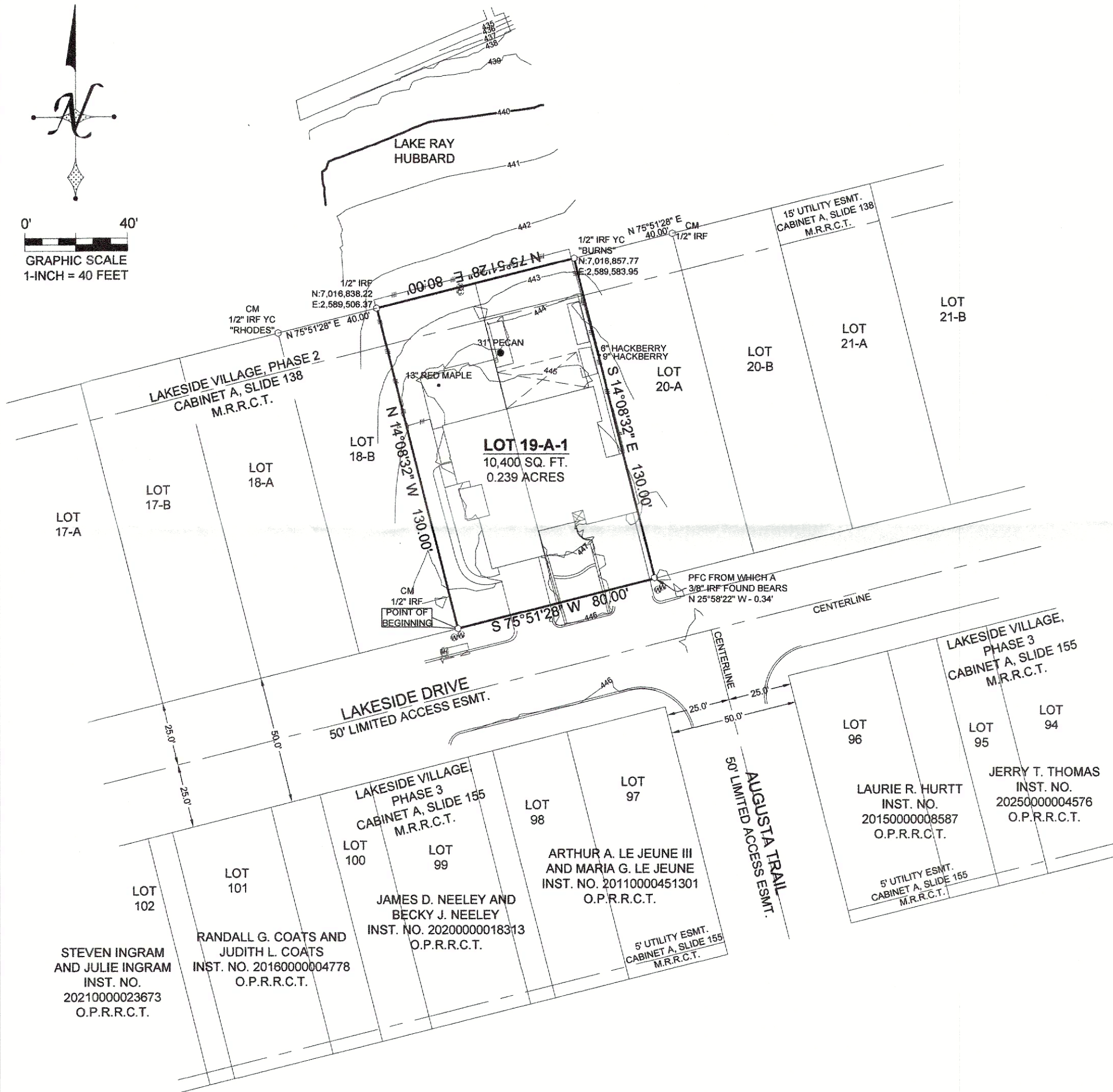
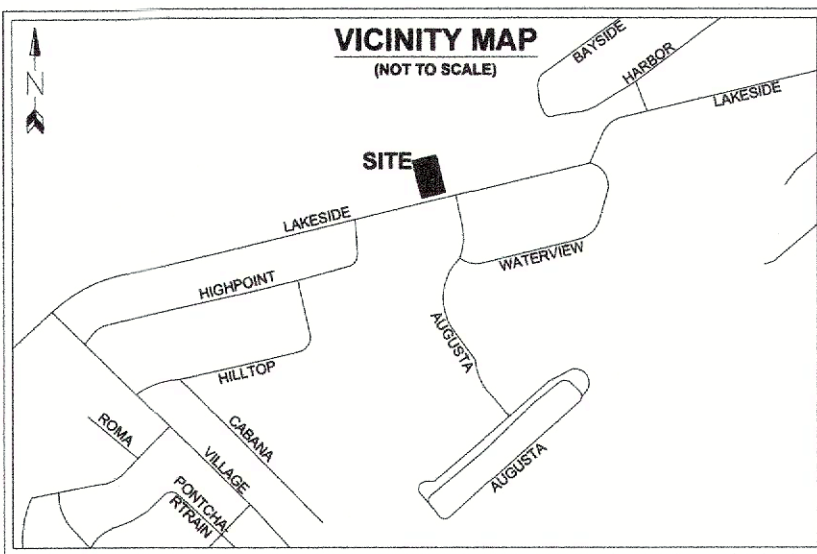
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





LEGEND	
P.R.R.C.T	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
ESMT.	EASEMENT
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
YC	YELLOW PLASTIC CAP

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS Patricia E. Mejia and Roger C. Williamson are the owners of a 0.239 acre tract of land situated in the Neely M. Ballard Survey, Abstract Number 9, City of Rockwall, Rockwall County, Texas, same being Lots 19-A and 19-B, Lakeside Village, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 138, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Patricia E. Mejia by General Warranty Deed with Vendor's Lien recorded in Volume 2070, Page 38, Deed Records, Rockwall County, Texas, same being that tract of land conveyed to Patricia E. Mejia and Roger C. Williamson by Deed of Trust recorded in Instrument Number 2015000020664, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of Lakeside Drive (a 50 foot limited access easement), same being the East corner of Lot 18-B, of said Lakeside Village, Phase 2;  
 THENCE North 14 degrees 08 minutes 32 seconds West, a distance of 130.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 18-B, same lying along the Southeast line of Lake Ray Hubbard;  
 THENCE North 75 degrees 51 minutes 28 seconds East, a distance of 80.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS" for corner, said corner lying along the Southeast line of Lake Ray Hubbard, same being the West corner of Lot 20-A, of said Lakeside Village, Phase 2;  
 THENCE South 14 degrees 08 minutes 32 seconds East, a distance of 130.00 feet to a point for corner, said corner being the South corner of Lot 20-A, same lying along the Northwest Right-of-Way line of said Lakeside Drive, from which a 3/8 inch iron rod found bears North 25 degrees 58 minutes 22 seconds West a distance of 0.34 feet for reference;  
 THENCE South 75 degrees 51 minutes 28 seconds West, a distance of 80.00 feet to the POINT OF BEGINNING and containing 10,400 square feet or 0.239 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia E. Mejia and Roger C. Williamson, the undersigned owners of the land shown on this plat, and designated herein as the **LAKESIDE VILLAGE, PHASE 2**, 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. We further certify that all other parties who have a mortgage or lien interest in the **LAKESIDE VILLAGE, PHASE 2**, subdivision have been notified and signed this plat. 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 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: Patricia E. Mejia  
 Title: Owner  
 Name: Roger C. Williamson  
 Title: Owner

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared Patricia E. Mejia, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared Roger C. Williamson, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.  
 WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"Preliminary, this document shall not be recorded for any purposes."

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 2 PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.
- 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 BUILDING 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.

**CERTIFICATE OF APPROVAL**

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 \_\_\_\_\_.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
 Mayor, City of Rockwall  
 \_\_\_\_\_  
 Planning and Zoning Chairman  
 \_\_\_\_\_  
 City Secretary  
 \_\_\_\_\_  
 City Engineer

PROPERTY ADDRESS: 3402 & 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087  
 OWNER: PATRICIA E. MEJIA & ROGER C. WILLIAMSON  
 ADDRESS: 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087  
 PHONE: 972-740-5816

**BURNS SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
 FIRM NO. 10194366  
 WEBSITE: WWW.BURNSSURVEY.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202600502 PREPARATION DATE: 02/26/2026 DRAWN BY: ANR

**REPLAT**  
**LOT 19-A-1**  
**LAKESIDE VILLAGE, PHASE 2**  
 0.239 ACRES OR 10,400 SQUARE FEET  
 BEING A REPLAT OF LOTS 19-A & 19-B,  
 LAKESIDE VILLAGE, PHASE 2, RECORDED IN  
 CABINET A, SLIDE 138, M.R.R.C.T.  
 SITUATED IN THE NEELY M. BALLARD SURVEY, ABSTRACT NO. 9  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 (CASE NO. \_\_\_\_\_)



# DEVELOPMENT APPLICATION

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

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

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SUBDIVISION LAKESIDE VILLAGE # 2 LOT 19-A-1 BLOCK

GENERAL LOCATION On the North ROW of Lakeside Drive across from the West ROW line of Augusta Trail

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PROPOSED ZONING PD-2 PROPOSED USE RESIDENTIAL

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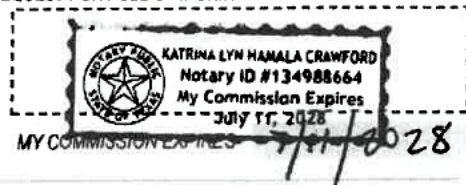
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 20 40 80 120 160 Feet

P2026-017: Replat for Lot 27, Block A, Lakeside Village Phase 2 Addition

AG

PD-2

Case Location Map = 

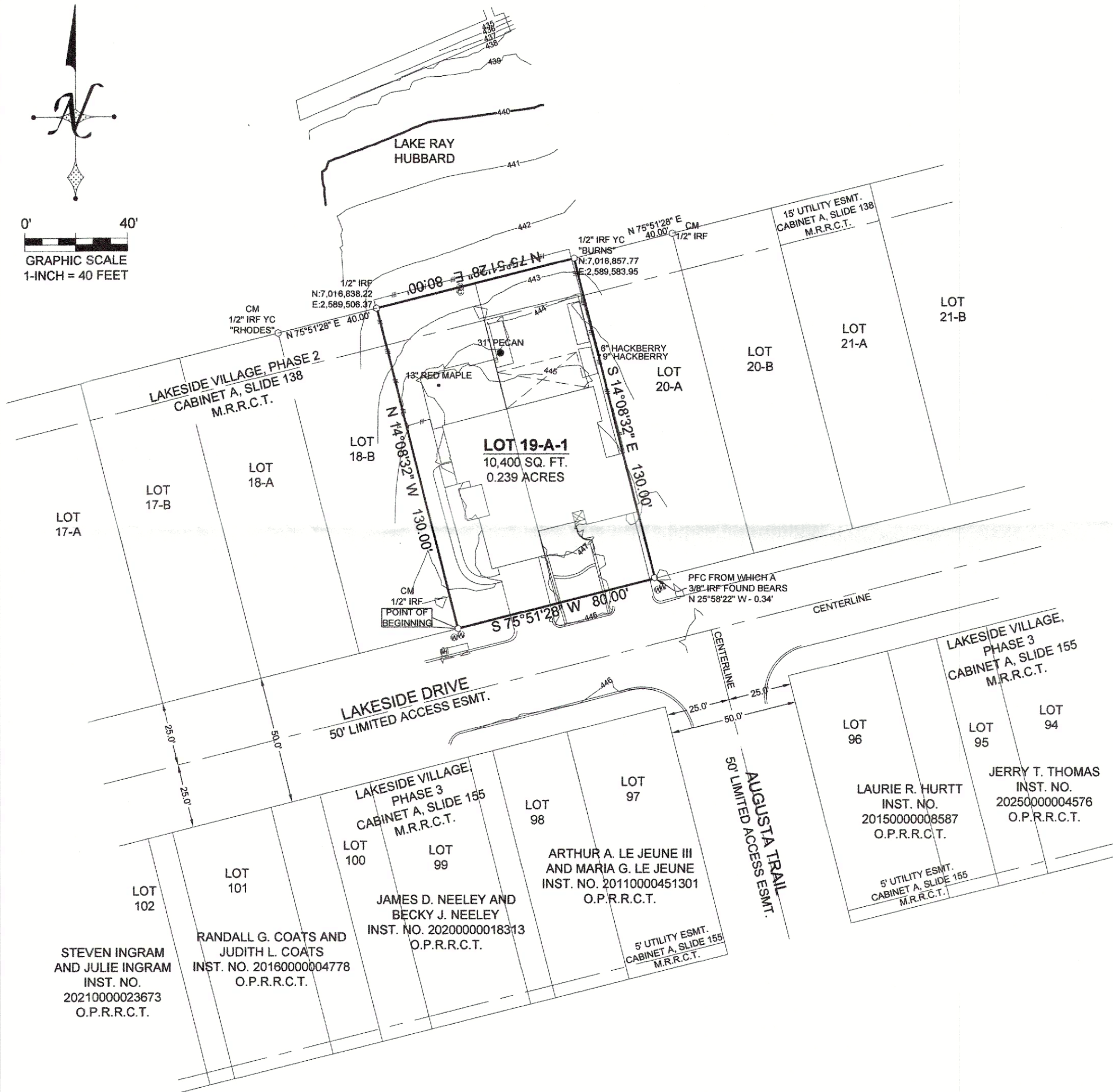
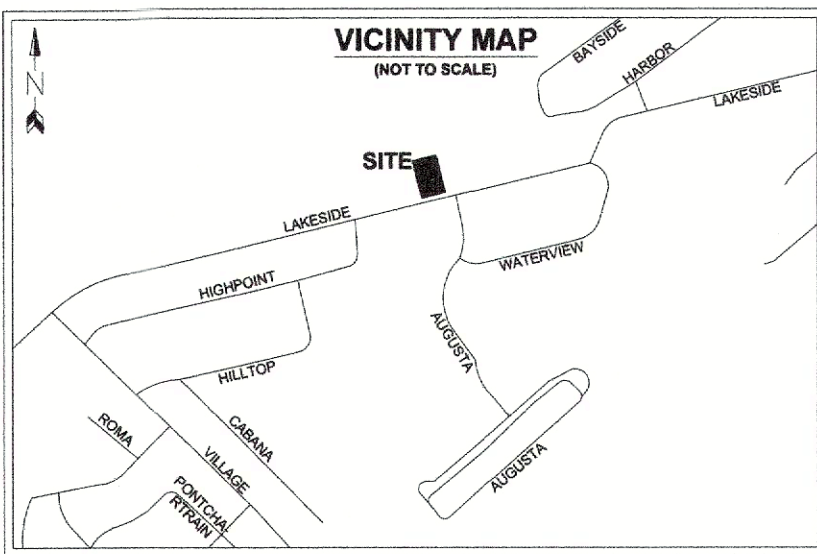


# City of Rockwall

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

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





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THAT, Patricia E. Mejia and Roger C. Williamson, the undersigned owners of the land shown on this plat, and designated herein as the **LAKESIDE VILLAGE, PHASE 2**, 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. We further certify that all other parties who have a mortgage or lien interest in the **LAKESIDE VILLAGE, PHASE 2**, subdivision have been notified and signed this plat. 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 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: Patricia E. Mejia  
 Title: Owner  
 Name: Roger C. Williamson  
 Title: Owner

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared Patricia E. Mejia, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared Roger C. Williamson, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.  
 WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"Preliminary, this document shall not be recorded for any purposes."

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 2 PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.
- 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 BUILDING 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.

**CERTIFICATE OF APPROVAL**

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 \_\_\_\_\_.

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

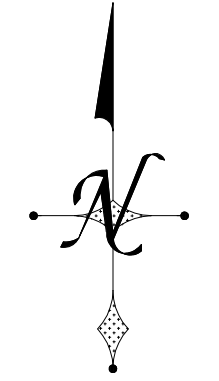
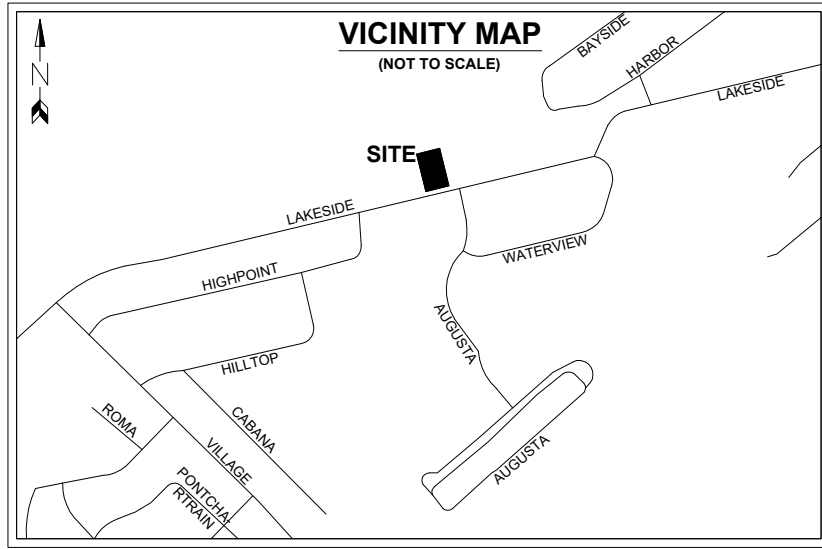
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
 Mayor, City of Rockwall  
 \_\_\_\_\_  
 Planning and Zoning Chairman  
 \_\_\_\_\_  
 City Secretary  
 \_\_\_\_\_  
 City Engineer

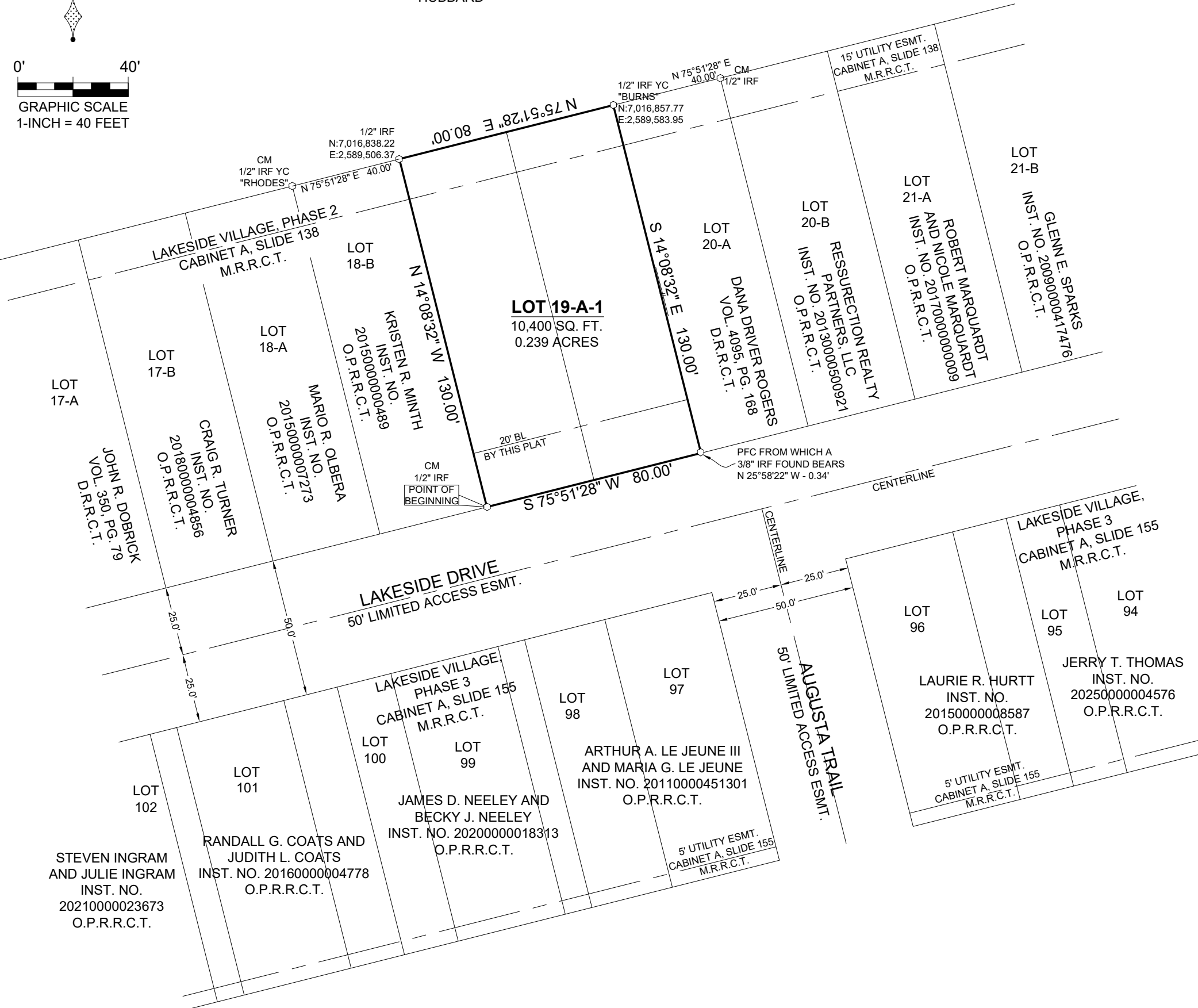
PROPERTY ADDRESS: 3402 & 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087  
 OWNER: PATRICIA E. MEJIA & ROGER C. WILLIAMSON  
 ADDRESS: 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087  
 PHONE: 972-740-5816

**BURNS SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
 FIRM NO. 10194366  
 WEBSITE: WWW.BURNSSURVEY.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202600502 PREPARATION DATE: 02/26/2026 DRAWN BY: ANR

**REPLAT**  
**LOT 19-A-1**  
**LAKESIDE VILLAGE, PHASE 2**  
 0.239 ACRES OR 10,400 SQUARE FEET  
 BEING A REPLAT OF LOTS 19-A & 19-B,  
 LAKESIDE VILLAGE, PHASE 2, RECORDED IN  
 CABINET A, SLIDE 138, M.R.R.C.T.  
 SITUATED IN THE NEELY M. BALLARD SURVEY, ABSTRACT NO. 9  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 (CASE NO. \_\_\_\_\_)



LAKE RAY HUBBARD



LEGEND	
P.R.R.C.T	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
ESMT.	EASEMENT
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
YC	YELLOW PLASTIC CAP

**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 WHEREAS Patricia E. Mejia and Roger C. Williamson are the owners of a 0.239 acre tract of land situated in the Neely M. Ballard Survey, Abstract Number 9, City of Rockwall, Rockwall County, Texas, same being Lots 19-A and 19-B, Lakeside Village, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 138, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Patricia E. Mejia by General Warranty Deed with Vendor's Lien recorded in Volume 2070, Page 38, Deed Records, Rockwall County, Texas, same being that tract of land conveyed to Patricia E. Mejia and Roger C. Williamson by Deed of Trust recorded in Instrument Number 2015000020664, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of Lakeside Drive (a 50 foot limited access easement), same being the East corner of Lot 18-B, of said Lakeside Village, Phase 2;  
 THENCE North 14 degrees 08 minutes 32 seconds West, a distance of 130.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 18-B, same lying along the Southeast line of Lake Ray Hubbard;  
 THENCE North 75 degrees 51 minutes 28 seconds East, a distance of 80.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS" for corner, said corner lying along the Southeast line of Lake Ray Hubbard, same being the West corner of Lot 20-A, of said Lakeside Village, Phase 2;  
 THENCE South 14 degrees 08 minutes 32 seconds East, a distance of 130.00 feet to a point for corner, said corner being the South corner of Lot 20-A, same lying along the Northwest Right-of-Way line of said Lakeside Drive, from which a 3/8 inch iron rod found bears North 25 degrees 58 minutes 22 seconds West a distance of 0.34 feet for reference;  
 THENCE South 75 degrees 51 minutes 28 seconds West, a distance of 80.00 feet to the POINT OF BEGINNING and containing 10,400 square feet or 0.239 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Patricia E. Mejia and Roger C. Williamson, the undersigned owners of the land shown on this plat, and designated herein as the **LAKESIDE VILLAGE, PHASE 2**, 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. We further certify that all other parties who have a mortgage or lien interest in the **LAKESIDE VILLAGE, PHASE 2**, subdivision have been notified and signed this plat. 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 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: Patricia E. Mejia  
 Title: Owner  
 Owner: Roger C. Williamson  
 Title: Owner

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 Before me, the undersigned authority, on this day personally appeared Patricia E. Mejia, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 Before me, the undersigned authority, on this day personally appeared Roger C. Williamson, 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 expressed, in the capacity therein stated.  
 Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 2 PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/26/2008, ZONE X.
- 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.
- PUBLIC IMPROVEMENT STATEMENT: 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 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.
- 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.
- 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.
- 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).

**CERTIFICATE OF APPROVAL**

**APPROVED:**  
 I hereby certify that the above and foregoing plat **LAKESIDE VILLAGE, PHASE 2**, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PLANNING AND ZONING COMMISSION DIRECTOR

CITY ENGINEER

**FINAL PLAT**  
**LOT 27, BLOCK A**  
**LAKESIDE VILLAGE, PHASE 2 ADDITION**

BEING A REPLAT OF  
 LOTS 19-A & 19-B,  
 LAKESIDE VILLAGE, PHASE 2 ADDITION  
 BEING A TOTAL OF 0.239-ACRES  
 SITUATED IN THE  
 NEELY M. BALLARD SURVEY, ABSTRACT NO. 9  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PROFESSIONAL LAND SURVEYORS**

OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032

SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

FIRM NO. 10194366

WEBSITE: WWW.BURNSSURVEY.COM

PHONE: (214) 326-1090

PROPERTY ADDRESS: 3402 & 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087

OWNER: PATRICIA E. MEJIA & ROGER C. WILLIAMSON

ADDRESS: 3404 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087

PHONE: 972-740-5816

JOB NO.: 202600502

PREPARATION DATE: 02/26/2026

DRAWN BY: ANR

(CASE NO. P2026-017)



June 3, 2026

TO: April Ross/Lisa Hyter  
2701 Sunset Ridge Drive  
Suite 303  
Rockwall, Texas 75032

CC: Patricia Mejia and Roger Williamson  
3404 Lakeside Drive  
Rockwall, Texas 75087

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

SUBJECT: P2026-017: *Administrative Replat of Lot 27, Block A, Lakeside Village Phase 2 Addition*

April/Lisa:

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 Director of Planning and Zoning on June 3, 2026. The following is a record of all recommendations 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 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.

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 miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross  
Senior Planner  
Planning and Zoning Department