



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
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- 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 106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087

SUBDIVISION _____ LOT 19 and 21 BLOCK B

GENERAL LOCATION SITUATED IN THE MCCURRY, SS SURVEY, ABSTRACT NO. S5220

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 0.542

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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

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

OWNER Cecilia Meca

APPLICANT A&W SURVEYORS, INC.

CONTACT PERSON _____

CONTACT PERSON _____

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 Cecilia Meca [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

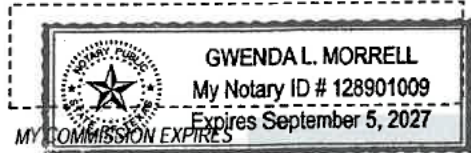
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

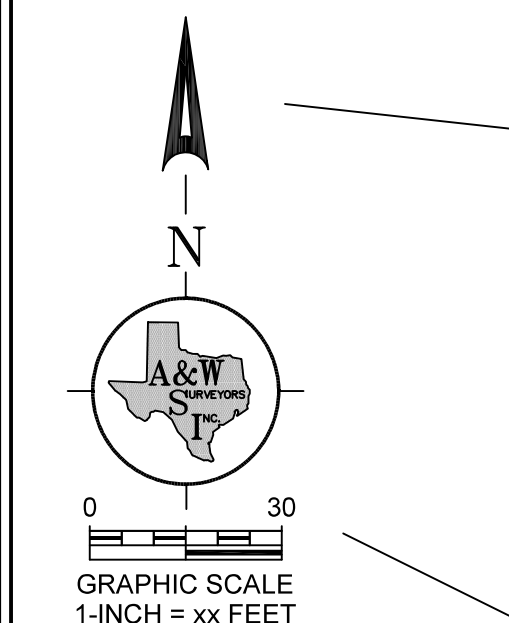
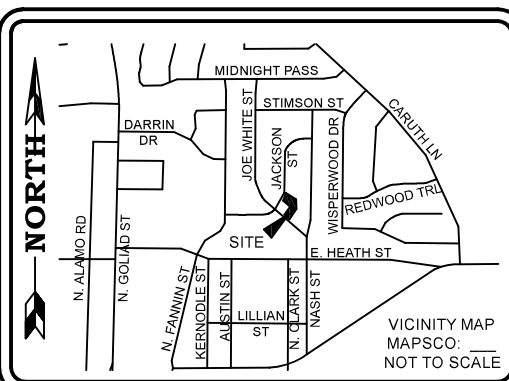
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF April, 2021

OWNER'S SIGNATURE Cecilia Meca

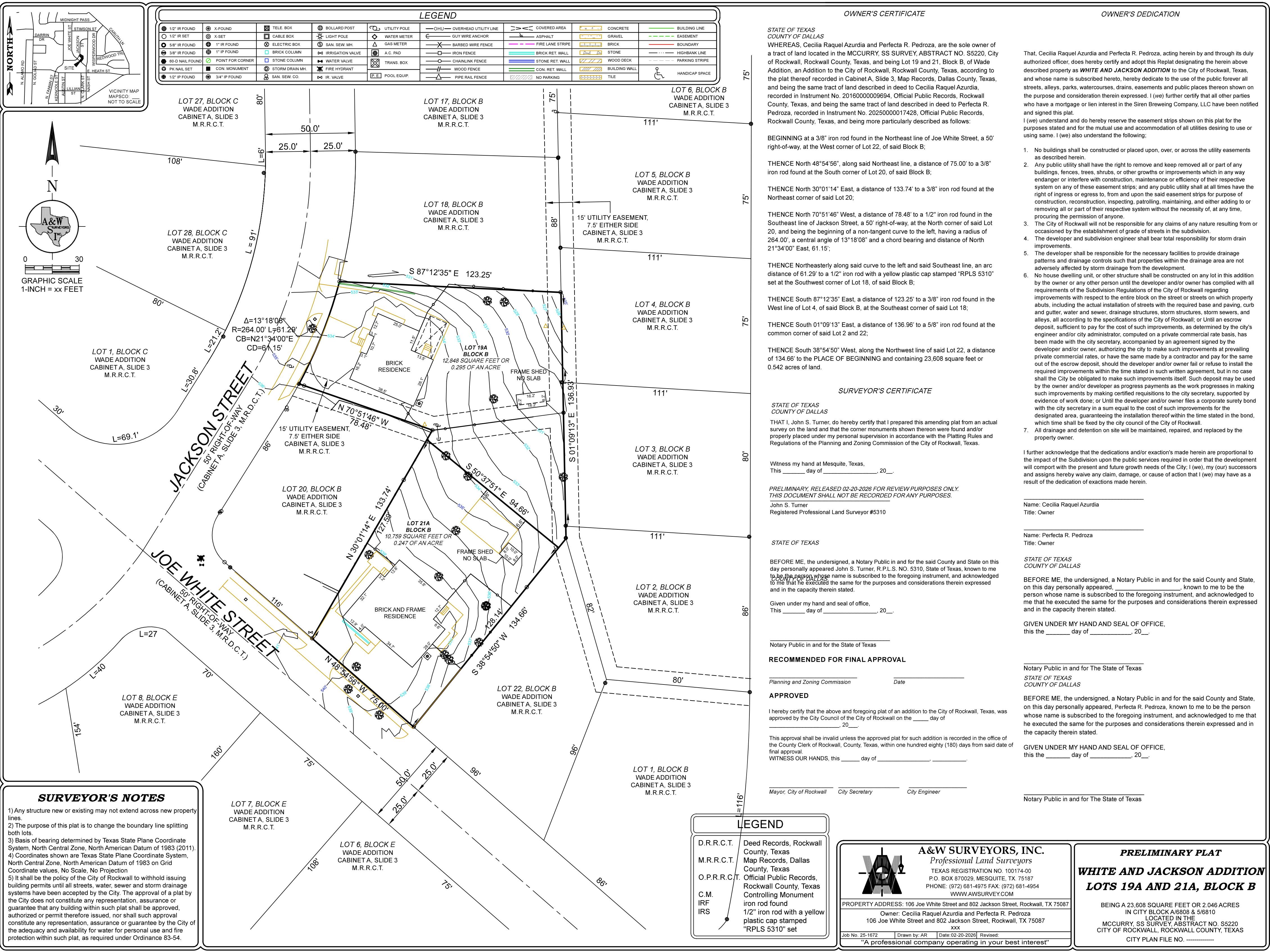
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Gwendolyn Manuel





LEGEND									
● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	☒ CABLE BOX	⊕ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
● 5/8" IR FOUND	⊕ 1" IR FOUND	☒ ELECTRIC BOX	⊕ SAN. SEW. MH.	⊕ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
● 3/8" IR FOUND	⊕ 1" IP FOUND	☒ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE	
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	☒ STONE COLUMN	⊕ WATER VALVE	☒ TRANS. BOX	— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE	
● PK NAIL SET	☒ CON. MONUMENT	☒ STORM DRAIN MH.	⊕ FIRE HYDRANT	☒ P. E.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	— HANDICAP SPACE	
● 1/2" IP FOUND	⊕ 3/4" IP FOUND	☒ SAN. SEW. CO.	⊕ IR. VALVE	☒ P. E.	— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE		



SURVEYOR'S NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to change the boundary line splitting both lots.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

LEGEND	
D.R.R.C.T.	Deed Records, Rockwall County, Texas
M.R.R.C.T.	Map Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cecilia Raquel Azurdia and Perfecta R. Pedroza, are the sole owner of a tract of land located in the MCCURRY, SS SURVEY, ABSTRACT NO. S5220, City of Rockwall, Rockwall County, Texas, and being Lot 19 and 21, Block B, of Waide Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Cecilia Raquel Azurdia, recorded in Instrument No. 2016000009694, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Perfecta R. Pedroza, recorded in Instrument No. 2025000017428, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the Northeast line of Joe White Street, a 50' right-of-way, at the West corner of Lot 22, of said Block B;

THENCE North 48°54'56", along said Northeast line, a distance of 75.00' to a 3/8" iron rod found at the South corner of Lot 20, of said Block B;

THENCE North 30°01'14" East, a distance of 133.74' to a 3/8" iron rod found at the Northeast corner of said Lot 20;

THENCE North 70°51'46" West, a distance of 78.48' to a 1/2" iron rod found in the Southeast line of Jackson Street, a 50' right-of-way, at the North corner of said Lot 20, and being the beginning of a non-tangent curve to the left, having a radius of 264.00', a central angle of 13°18'08" and a chord bearing and distance of North 21°34'00" East, 61.15';

THENCE Northeasterly along said curve to the left and said Southeast line, an arc distance of 61.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 18, of said Block B;

THENCE South 87°12'35" East, a distance of 123.25' to a 3/8" iron rod found in the West line of Lot 4, of said Block B, at the Southeast corner of said Lot 18;

THENCE South 01°09'13" East, a distance of 136.96' to a 5/8" iron rod found at the common corner of said Lot 2 and 22;

THENCE South 38°54'50" West, along the Northwest line of said Lot 22, a distance of 134.66' to the PLACE OF BEGINNING and containing 23,608 square feet or 0.542 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

PRELIMINARY, RELEASED 02-20-2026 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, 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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

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 _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall City Secretary City Engineer

OWNER'S DEDICATION

That, Cecilia Raquel Azurdia and Perfecta R. Pedroza, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **WHITE AND JACKSON 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, watercourses, 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 Siren Brewing Company, LLC have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer 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.
- All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 conform 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.

Name: Cecilia Raquel Azurdia
Title: Owner

Name: Perfecta R. Pedroza
Title: Owner

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

Notary Public in and for The State of Texas
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Perfecta R. Pedroza, 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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
Owner: Cecilia Raquel Azurdia and Perfecta R. Pedroza
106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
xxx

Job No. 25-1672 Drawn by: AR Date: 02-20-2026 Revised: _____
"A professional company operating in your best interest!"

PRELIMINARY PLAT
WHITE AND JACKSON ADDITION
LOTS 19A AND 21A, BLOCK B

BEING A 23,608 SQUARE FEET OR 2.046 ACRES
IN CITY BLOCK A/6808 & 5/6810
LOCATED IN THE
MCCURRY, SS SURVEY, ABSTRACT NO. S5220
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PLAN FILE NO. _____



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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PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 0.542

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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APPLICANT A&W SURVEYORS, INC.

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

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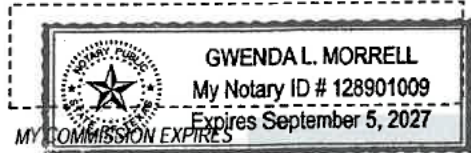
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OWNER'S SIGNATURE Cecilia Meca

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Gwendal Murrell





P2026-018: Replat for Lots 23 & 24, Block B, Wade Addition



Case Location Map = 

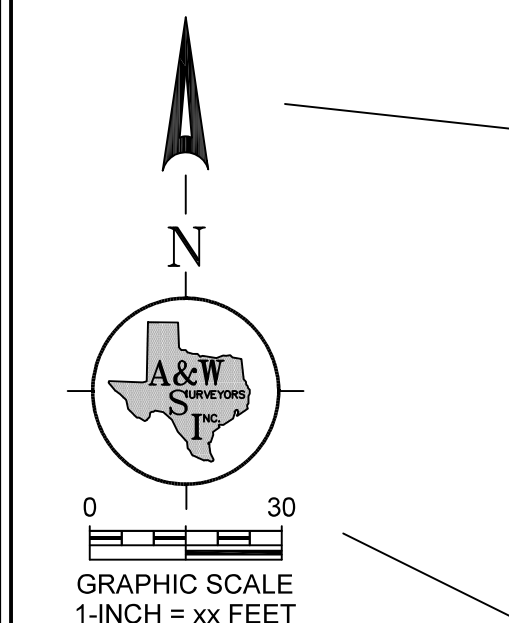
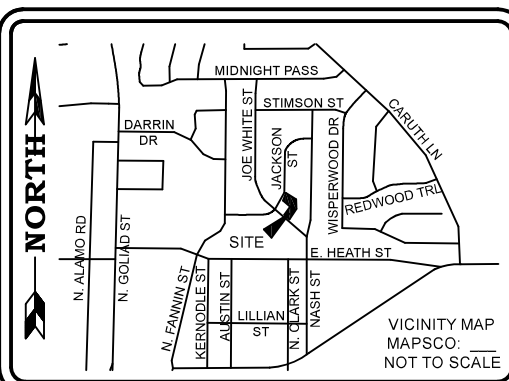


City of Rockwall

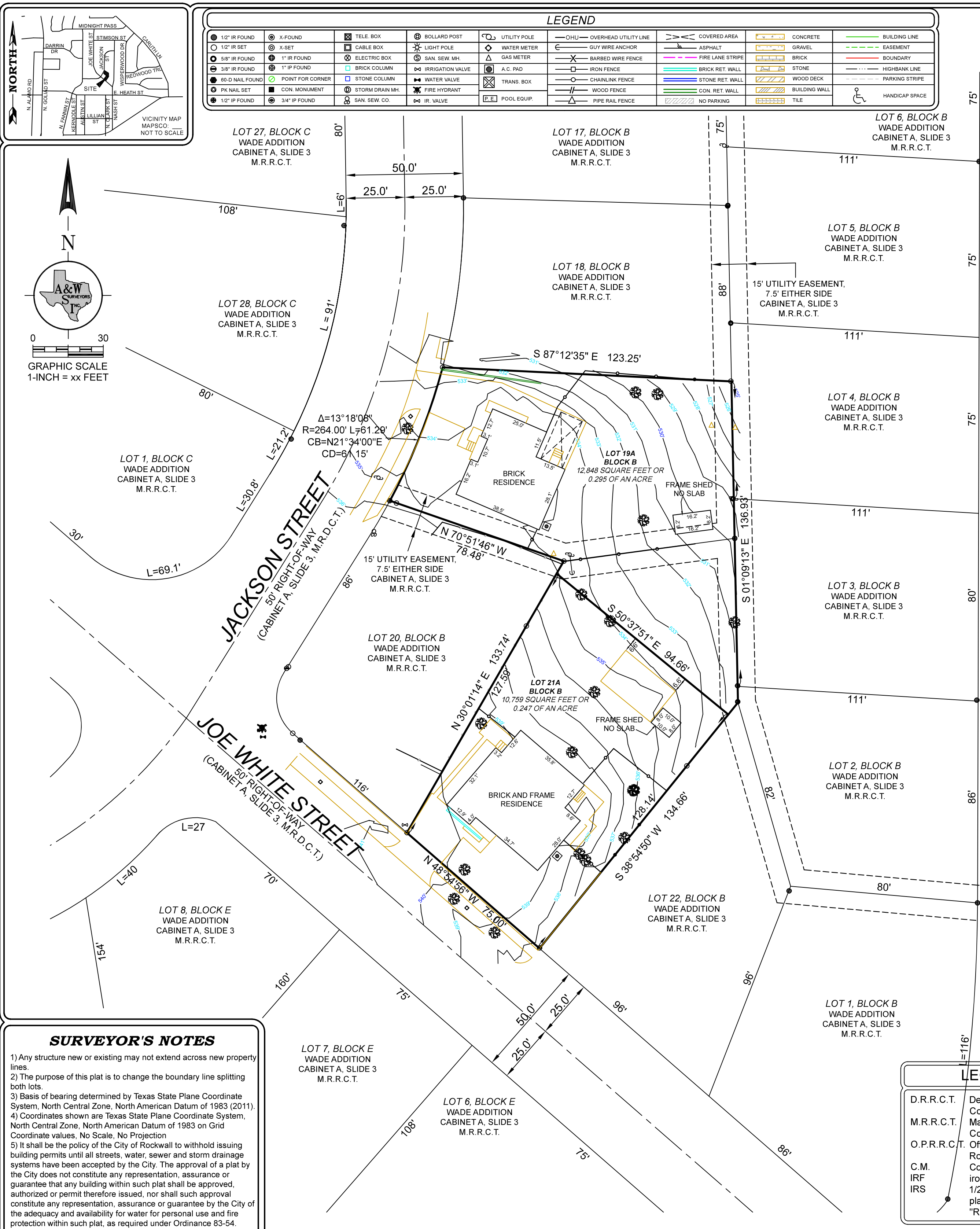
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





LEGEND	
● 1/2" IR FOUND	⊗ X-FOUND
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— HANDICAP SPACE	



SURVEYOR'S NOTES

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OWNER'S CERTIFICATE **OWNER'S DEDICATION**

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cecilia Raquel Azurdia and Perfecta R. Pedroza, are the sole owner of a tract of land located in the MCCURRY, SS SURVEY, ABSTRACT NO. S5220, City of Rockwall, Rockwall County, Texas, and being Lot 19 and 21, Block B, of Waide Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Cecilia Raquel Azurdia, recorded in Instrument No. 2016000009694, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Perfecta R. Pedroza, recorded in Instrument No. 2025000017428, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the Northeast line of Joe White Street, a 50' right-of-way, at the West corner of Lot 22, of said Block B;

THENCE North 48°54'56", along said Northeast line, a distance of 75.00' to a 3/8" iron rod found at the South corner of Lot 20, of said Block B;

THENCE North 30°01'14" East, a distance of 133.74' to a 3/8" iron rod found at the Northeast corner of said Lot 20;

THENCE North 70°51'46" West, a distance of 78.48' to a 1/2" iron rod found in the Southeast line of Jackson Street, a 50' right-of-way, at the North corner of said Lot 20, and being the beginning of a non-tangent curve to the left, having a radius of 264.00', a central angle of 13°18'08" and a chord bearing and distance of North 21°34'00" East, 61.15';

THENCE Northeasterly along said curve to the left and said Southeast line, an arc distance of 61.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 18, of said Block B;

THENCE South 87°12'35" East, a distance of 123.25' to a 3/8" iron rod found in the West line of Lot 4, of said Block B, at the Southeast corner of said Lot 18;

THENCE South 01°09'13" East, a distance of 136.96' to a 5/8" iron rod found at the common corner of said Lot 2 and 22;

THENCE South 38°54'50" West, along the Northwest line of said Lot 22, a distance of 134.66' to the PLACE OF BEGINNING and containing 23,608 square feet or 0.542 acres of land.

That, Cecilia Raquel Azurdia and Perfecta R. Pedroza, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **WHITE AND JACKSON 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, watercourses, 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 Siren Brewing Company, LLC have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer 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 time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

PRELIMINARY, RELEASED 02-20-2026 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

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 conform 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.

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, 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

Name: Cecilia Raquel Azurdia
Title: Owner

Name: Perfecta R. Pedroza
Title: Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

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 _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall City Secretary City Engineer

Notary Public in and for The State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Perfecta R. Pedroza, 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 the _____ day of _____, 20__.

Notary Public in and for The State of Texas

LEGEND	
D.R.R.C.T.	Deed Records, Rockwall County, Texas
M.R.R.C.T.	Map Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
Owner: Cecilia Raquel Azurdia and Perfecta R. Pedroza
106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
xxx

Job No. 25-1672 Drawn by: AR Date: 02-20-2026 Revised: _____
"A professional company operating in your best interest!"

PRELIMINARY PLAT
WHITE AND JACKSON ADDITION
LOTS 19A AND 21A, BLOCK B

BEING A 23,608 SQUARE FEET OR 2.046 ACRES
IN CITY BLOCK A/6808 & 5/6810
LOCATED IN THE
MCCURRY, SS SURVEY, ABSTRACT NO. S5220
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PLAN FILE NO. _____



DATE: June 5, 2026

TO: Alexander Rodriguez
A&W Surveyors, Inc.
2220 Gus Thomasson
Mesquite, TX 75150

CC: Cecilia Meca
692 Channel Ridge
Rockwall, TX 75087

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

SUBJECT: P2026-018: *Replat for Lots 23 & 24, Block B, Wade Addition*

Mr. Rodriguez:

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 May 21, 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 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 a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38,

Subdivisions, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 772-6438.

Sincerely,



Angelica Guevara; *Planning Technician*
City of Rockwall Planning and Zoning Department