



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 SEC of F.M. 552 & F.M. 1141

SUBDIVISION Nelson Lakes

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 120.900

LOTS [CURRENT]

LOTS [PROPOSED]

260

- ☒ **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 Qualico Development(U.S.), Inc.

☐ APPLICANT Corwin Engineering, Inc.

CONTACT PERSON Kyle Tressler

CONTACT PERSON Chase Finch

ADDRESS 6950 TPC Drive, Ste. 350

ADDRESS 200 W. Belmont, Ste. E

CITY, STATE & ZIP McKinney, Texas 75070

CITY, STATE & ZIP Allen, Texas 75013

PHONE 469-659-6152

PHONE 972-396-1200

E-MAIL kyle.tressler@qualico.com

E-MAIL cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

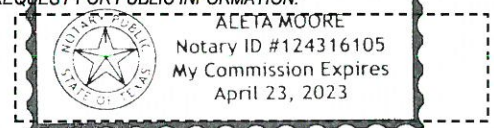
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Victor Qualico Dev. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2718.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JANUARY, 2022 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 12 DAY OF January, 2022

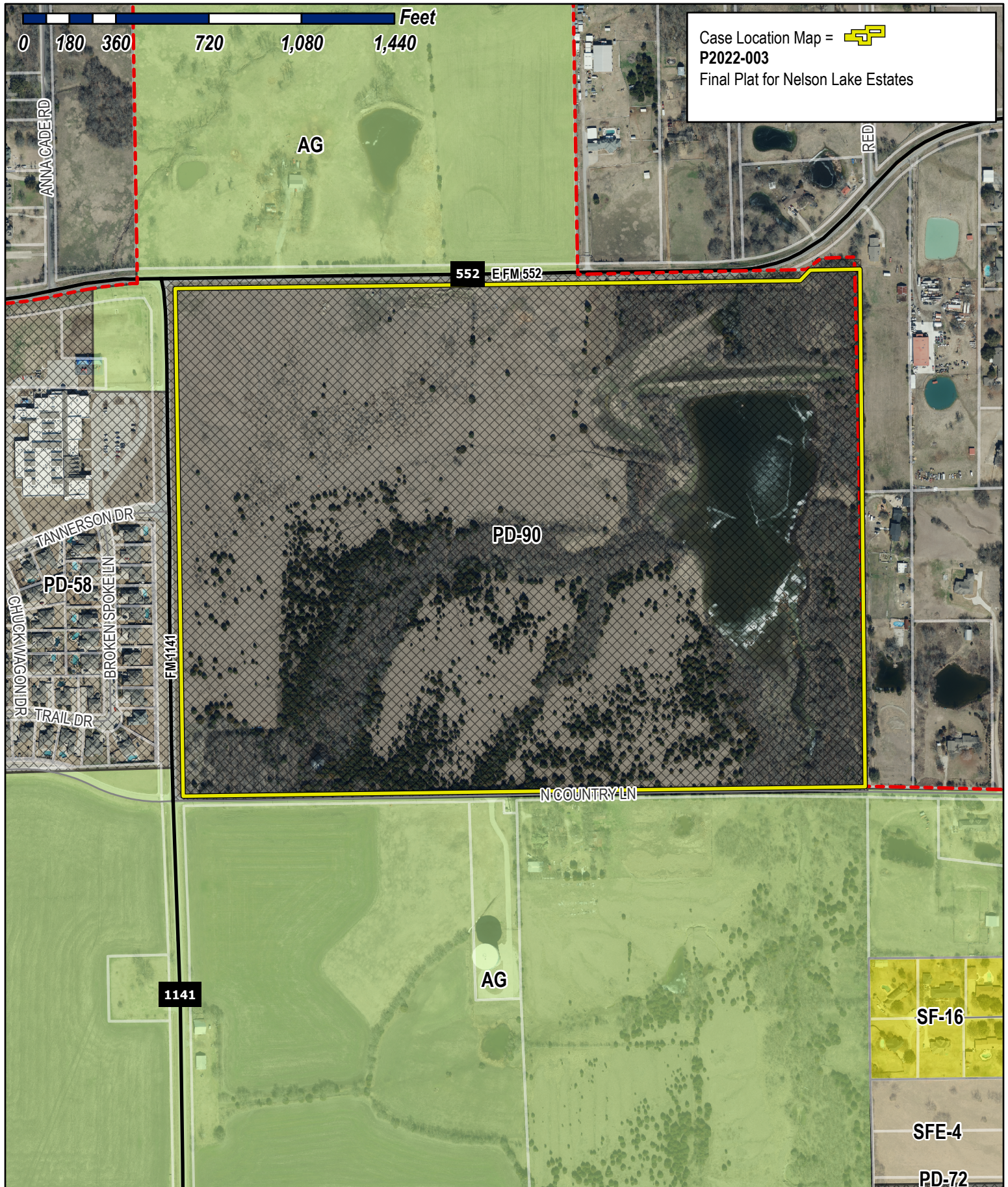
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

4-23-23



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

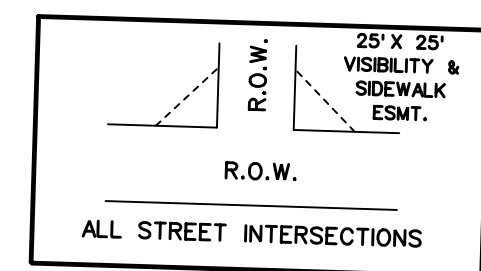
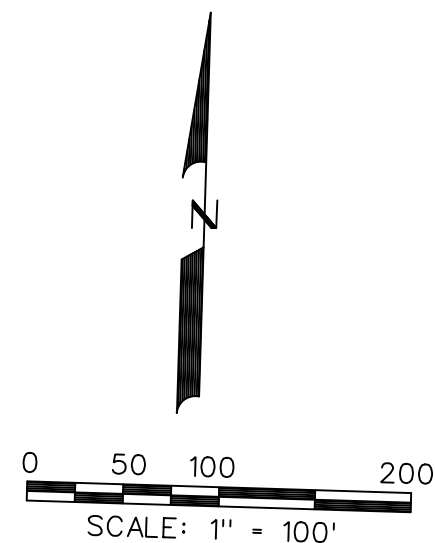


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2602343.262	7040467.443
ELEV = 539.0	

POINT OF BEGINNING

F.M. 552 (80' R.O.W.)

N89° 24' 07" E 1689.33'



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

FINAL PLAT OF NELSON LAKE ESTATES

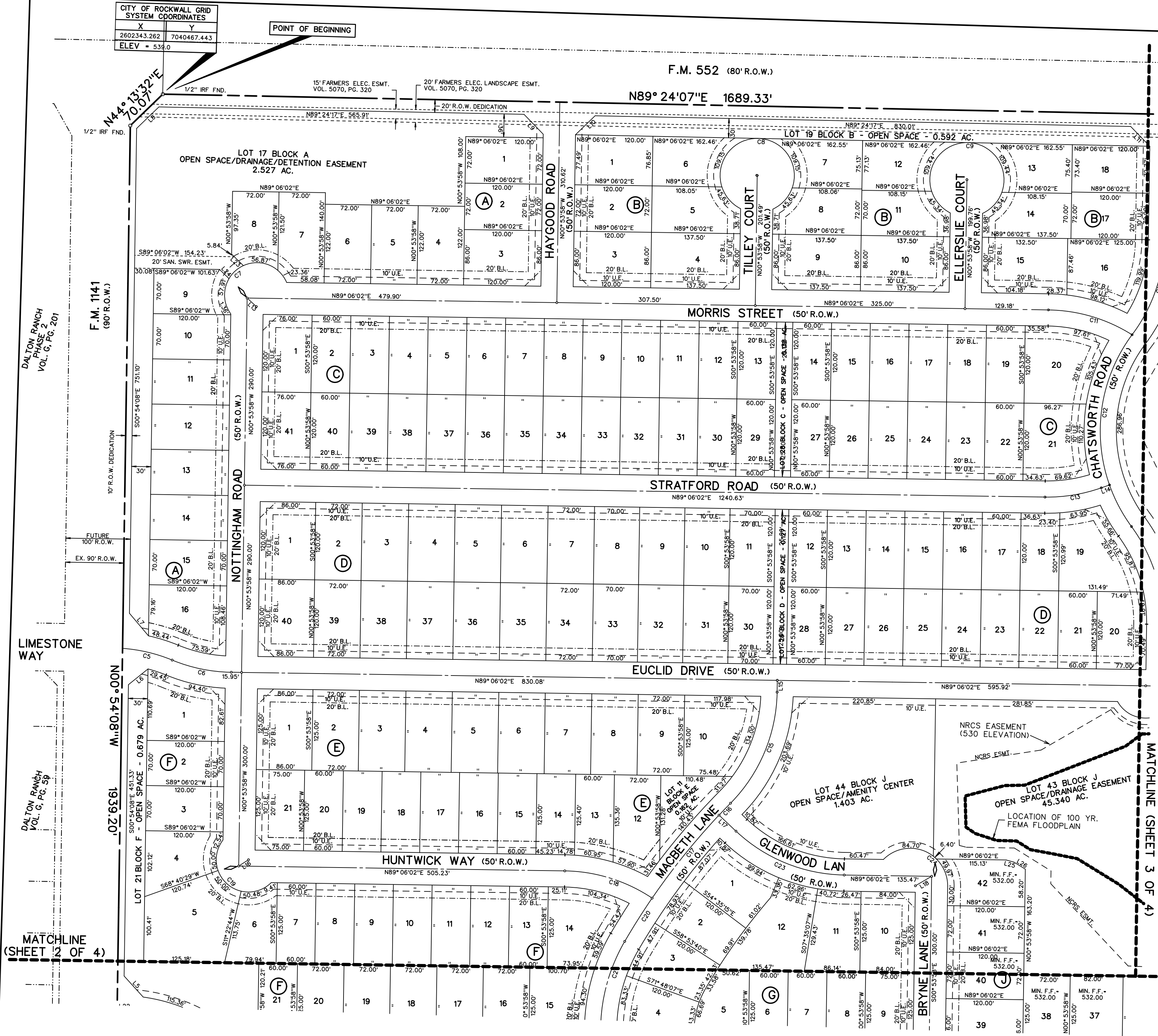
LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

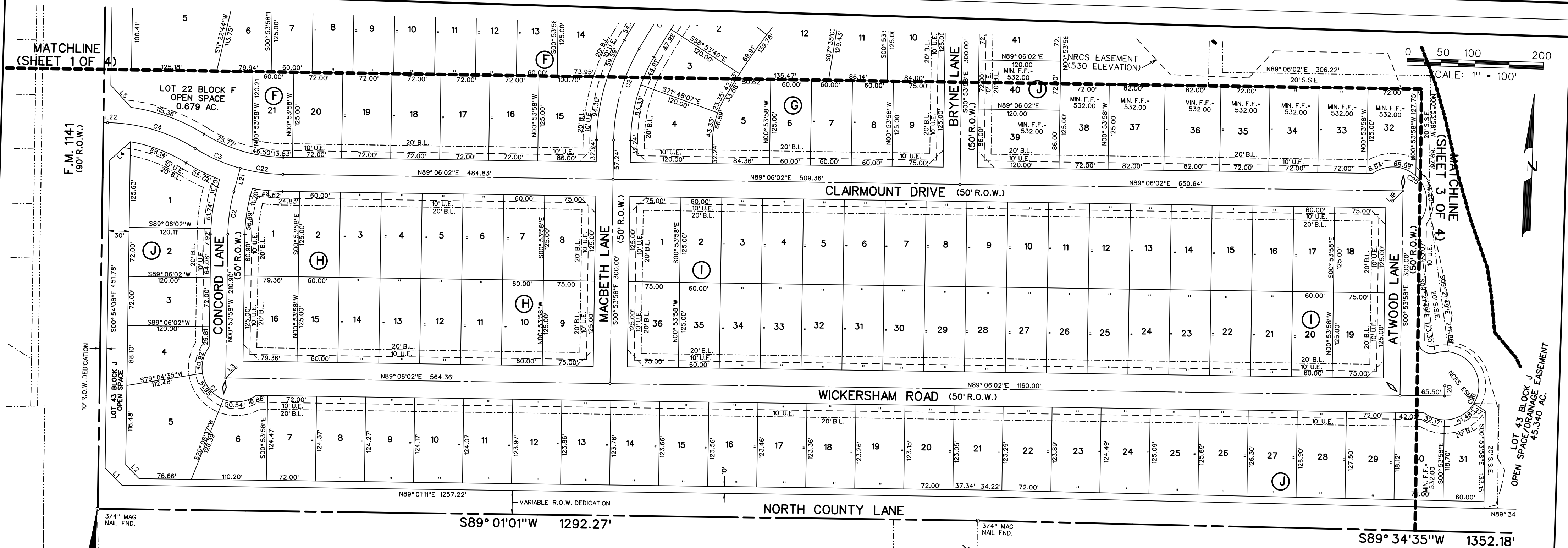
OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENT(U.S.), INC.

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

JUNE 2021 SCALE 1"=100'

CASE NO. P2021-XXX SHEET 1 OF 4





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	

CITY OF ROCKWALL
VOL. 4695, PG. 35CITY OF ROCKWALL
VOL. 2434, PG. 53KARL ERWIN
VOL. 6424, PG. 27FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
 LOTS 1-19, BLOCK B
 LOTS 1-41, BLOCK C
 LOTS 1-40, BLOCK D
 LOTS 1-21, BLOCK E
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IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

QUALICO DEVELOPMENT(U.S.), INC.

6950 TPC DRIVE, STE. 350
 MCKINNEY, TEXAS 75070

PREPARED BY
 CORWIN ENGINEERING, INC.

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

JUNE 2021 SCALE 1"=100'

CASE NO. P2021-XXX SHEET 2 OF 4

NOTES

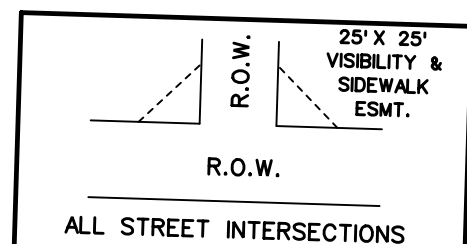
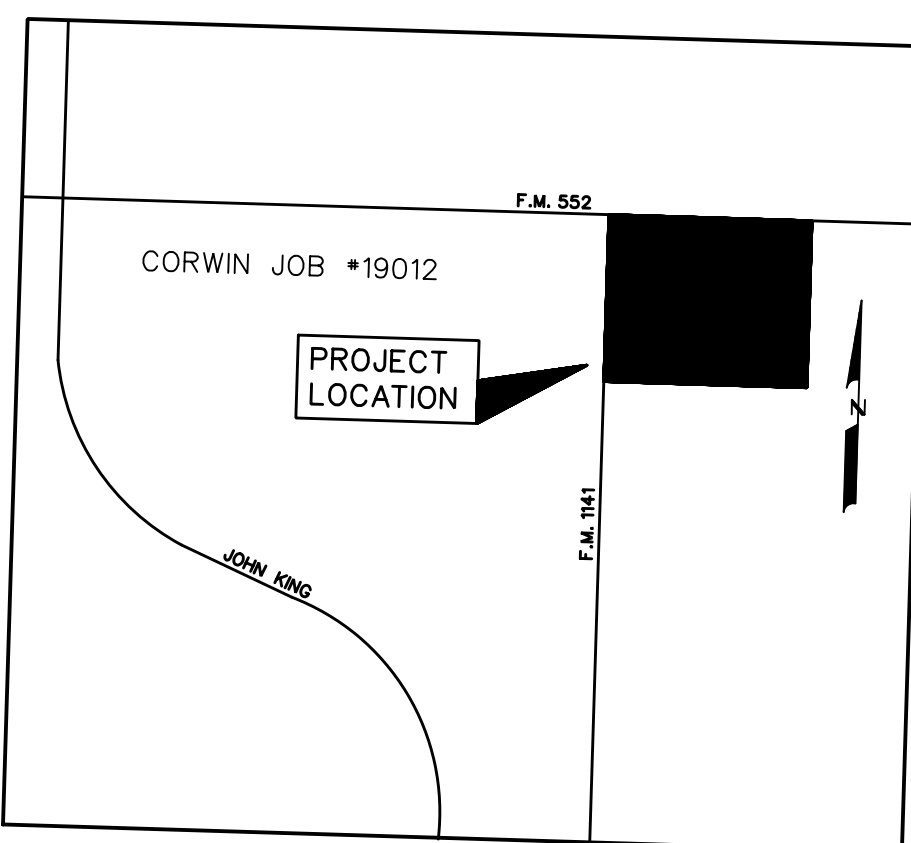
- Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40, 43 Block J)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

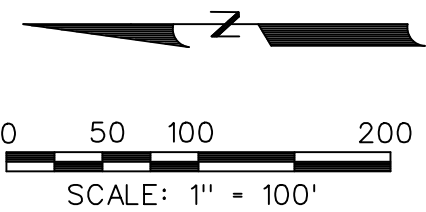
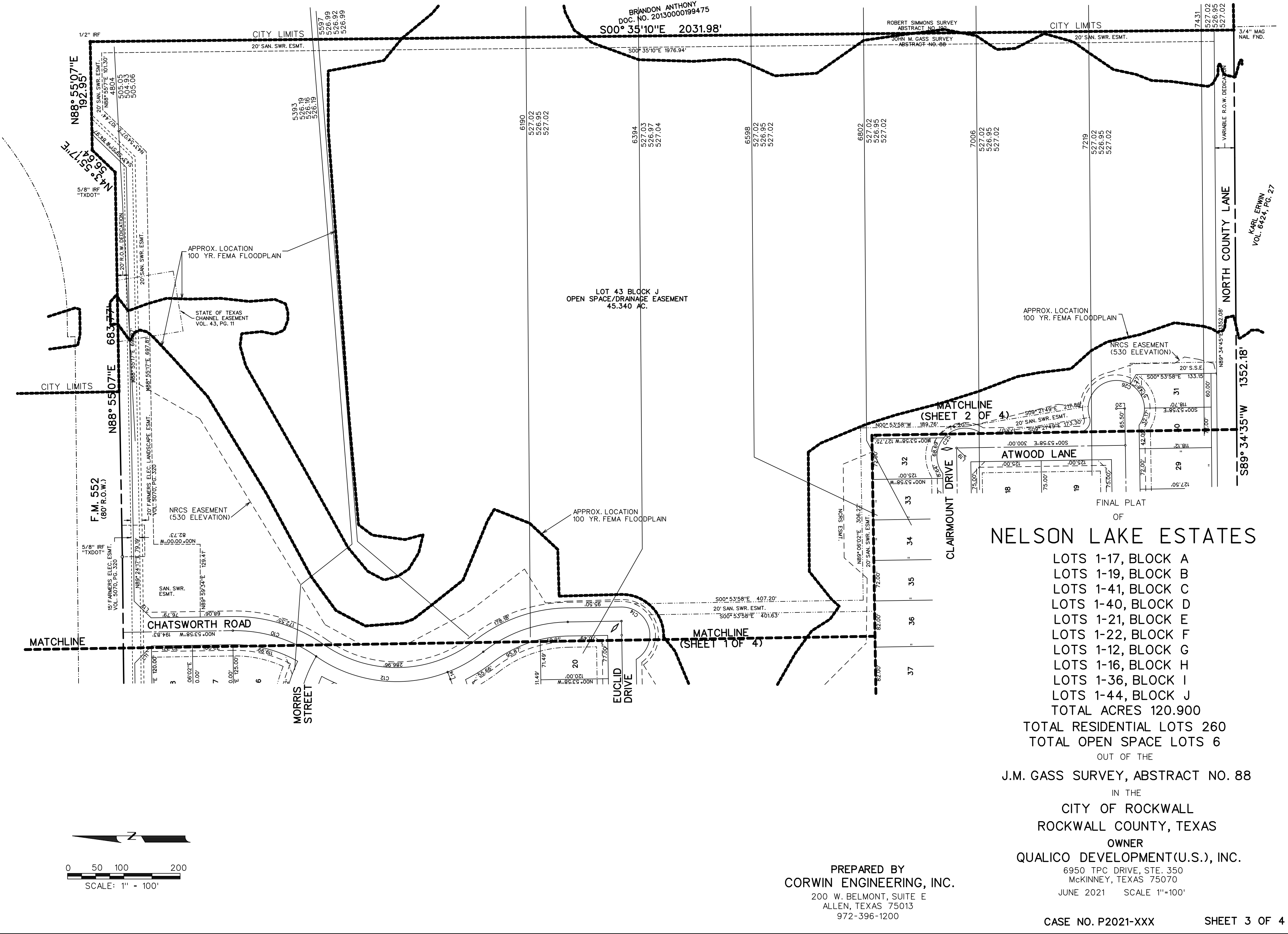
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°23'27" W	39.00'
7.	N 41°55'10" E	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" E	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" E	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.32'	N08°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S89°52'35"W
8.	51°32'35"	50.00'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	50.00'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S74°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	130.90'	130.80'	S78°55'28"W
14.	149°59'58"	50.00'	186.50'	96.50'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'34"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'39"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	250.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.LOCATION MAP
N.T.S.



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

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
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LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070
JUNE 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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. 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24' 07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55' 07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55' 17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55' 07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35' 10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34' 35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01' 01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54' 08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & 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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A

LOTS 1-19, BLOCK B

LOTS 1-41, BLOCK C

LOTS 1-40, BLOCK D

LOTS 1-21, BLOCK E

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ROCKWALL COUNTY, TEXAS

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