



# 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 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

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:

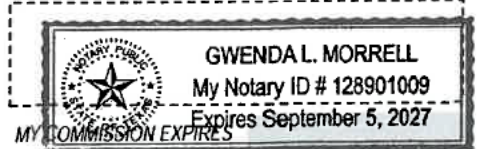
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17<sup>th</sup> DAY OF April, 2021. BY SIGNING 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 16<sup>th</sup> DAY OF April, 2021

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 = 

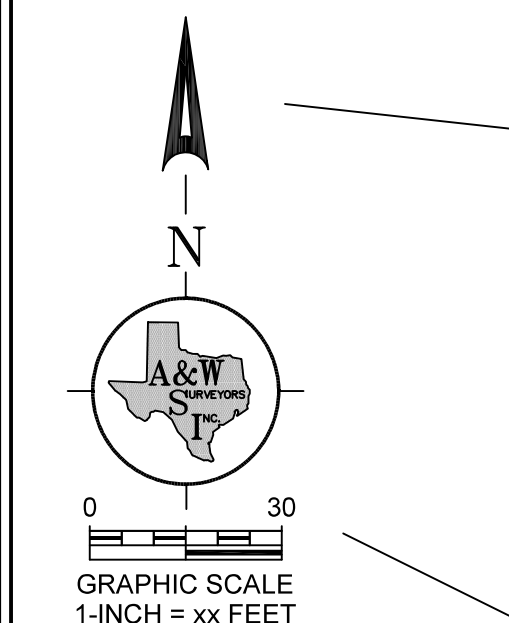
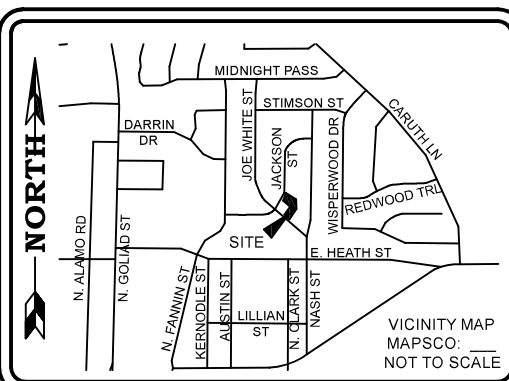


# City of Rockwall

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.

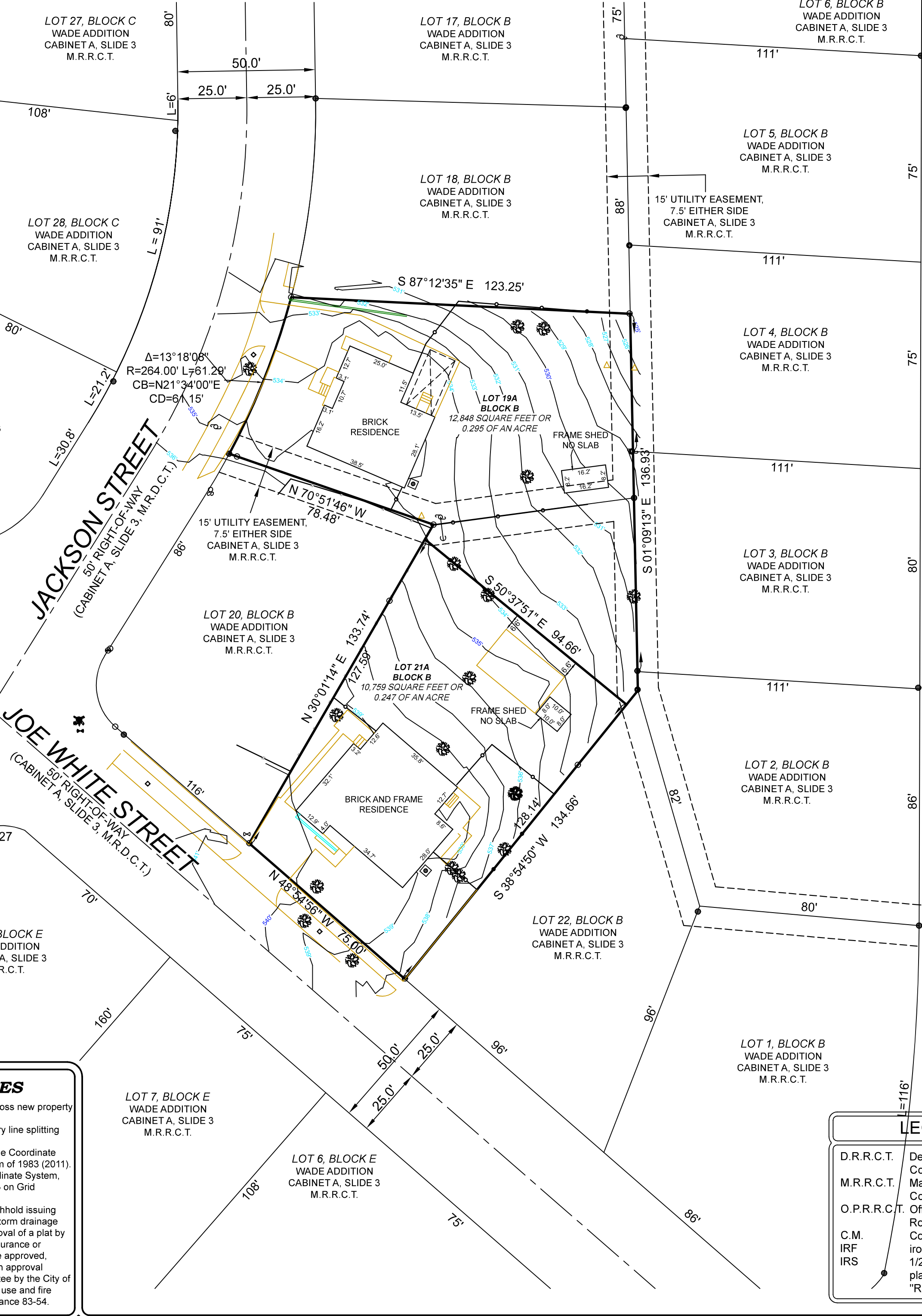




LEGEND									
● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE. BOX	⊗ BOLLARD POST	⊗ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	☒ CABLE BOX	⊗ LIGHT POLE	⊗ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
● 5/8" IR FOUND	⊗ 1" IR FOUND	☒ ELECTRIC 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	⊗ POOL EQUIP.	— 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.



**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.

- 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

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

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

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. \_\_\_\_\_