



**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 **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1**

BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**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 **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

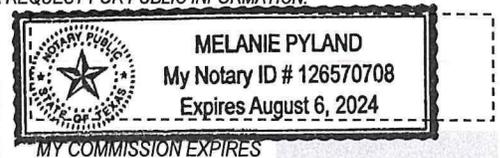
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS 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 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
*Melanie Pyland*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '['] below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Called 44.557 Acres  
Saddle Star South Holdings, LLC  
Inst. No. 20210000012265  
D.R.R.C.T.

New Right-of-Way Alignment

Called 1.890 Acres  
The State of Texas  
Inst. No. 20220000010848  
D.R.R.C.T.

1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Old Right-of-Way Alignment

Old Right-of-Way Alignment

Point of Beginning

F. M. No. 553

Variable Width Right-of-Way

3/4" Iron Found  
Ref. Monument  
State Plane Coord.  
N=7040291.62  
E=2595159.76

Called 4.3290 Acres  
Rockwall I.S.D.  
Inst. No. 20180000022380  
D.R.R.C.T.

Lot 1, Block A  
RISD Elementary School Addition  
Cab. H, Pg. 341  
P.R.R.C.T.

Lot 1, Block A  
1,113,790 Sq. Ft.  
25.569 Acres

Lot 2  
Rockwall Middle School  
No. 4 Addition  
Cab. F, Pg. 67  
P.R.R.C.T.

LEGEND

- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- CIRF = CAPPED 1/2" IRON ROD FOUND
- IRF = IRON ROD FOUND
- Cab. = CABINET
- Pg. = PAGE
- Inst. No. = INSTRUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Curve Data Chart

	Inner	Outer	Inner	Outer
1	A=54'18"59" R=100.00' T=51.30' L=94.80'	A=53'04"38" R=124.00' T=61.93' L=114.87'	A=16'15"28" R=88.00' T=12.57' L=24.97'	
2	A=98'36"22" R=30.00' T=34.88' L=51.63'		A=181'13"59" R=70.00' T=	L=221.41'
3	A=75'00'00" R=30.00' T=23.02' L=39.27'		A=62'00'57" R=68.00' T=40.87' L=73.60'	
4	A=45'00'00" R=50.00' T=41.42' L=78.54'	A=40'59'39" R=124.00' T=46.35' L=88.72'	A=60'25'41" R=60.00' T=34.94' L=63.28'	
5	A=76'06'42" R=50.00' T=39.14' L=66.42'		A=144'54'16" R=74.00' T=234.01' L=187.15'	A=144'54'16" R=98.00' T=309.92' L=247.85'
6		A=256'06'44" R=50.00' T=63.87' L=223.50'	A=40'50'38" R=30.00' T=9.48' L=18.36'	A=40'50'38" R=54.00' T=17.06' L=33.05'
7	A=30'00'00" R=50.00' T=8.04' L=15.71'	A=30'00'00" R=54.00' T=14.47' L=28.27'		A=60'25'44" R=84.00' T=54.74' L=99.14'
8	A=76'39'27" R=30.00' T=23.72' L=40.14'	A=76'39'27" R=54.00' T=42.69' L=72.25'		A=62'00'46" R=94.00' T=56.50' L=101.74'
9	A=13'20'33" R=30.00' T=3.51' L=6.99'	A=13'20'33" R=54.00' T=6.31' L=12.57'		
10		A=16'15"28" R=112.00' T=16.00' L=31.78'		

State Plane Coord.  
N=7039021.69  
E=2595172.46

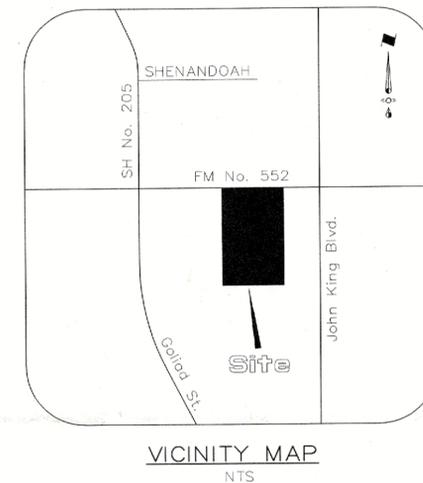
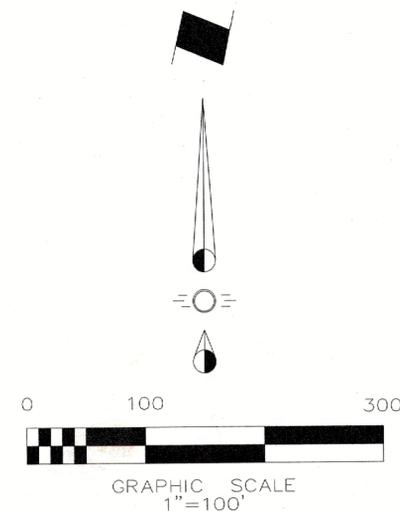
BENCHMARK NO. 1:

"X" Cut on top of the south curb line for the west drive way entrance along F.M. No. 553, the "X" Cut bears S57°54'14"E a distance of 147.17' from the 3/4" iron rod found for the northwest corner of Lot 1.  
ELEVATION = 523.73'

Called 11.3500 Acres  
City Of Rockwall  
Inst. No. 20140000018337  
D.R.R.C.T.

BENCHMARK NO. 2:

"X" Cut on the southwest corner of the sidewalk leading from the school up to the practice field at the end of the stairs. "X" Cut bears N52°18'10"E a distance of 682.65' from the 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of Lot 1.  
ELEVATION = 529.79'



SHEET 1 OF 2  
REPLAT

ROCKWALL MIDDLE SCHOOL  
No. 4 ADDITION  
LOT 1

Being A Replat Of Lot 1  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10059500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

NOTE:

All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.

PURPOSE OF REPLAT:

To modify Utility and Drainage Easements to accommodate new building additions.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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### 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.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT

**1**

BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**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 **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

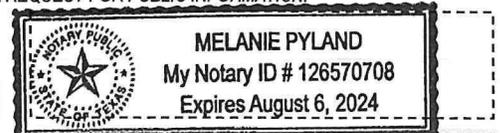
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS 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 20th DAY OF October, 2023

OWNER'S SIGNATURE

*Tim Lyssy*  
*Melanie Pyland*

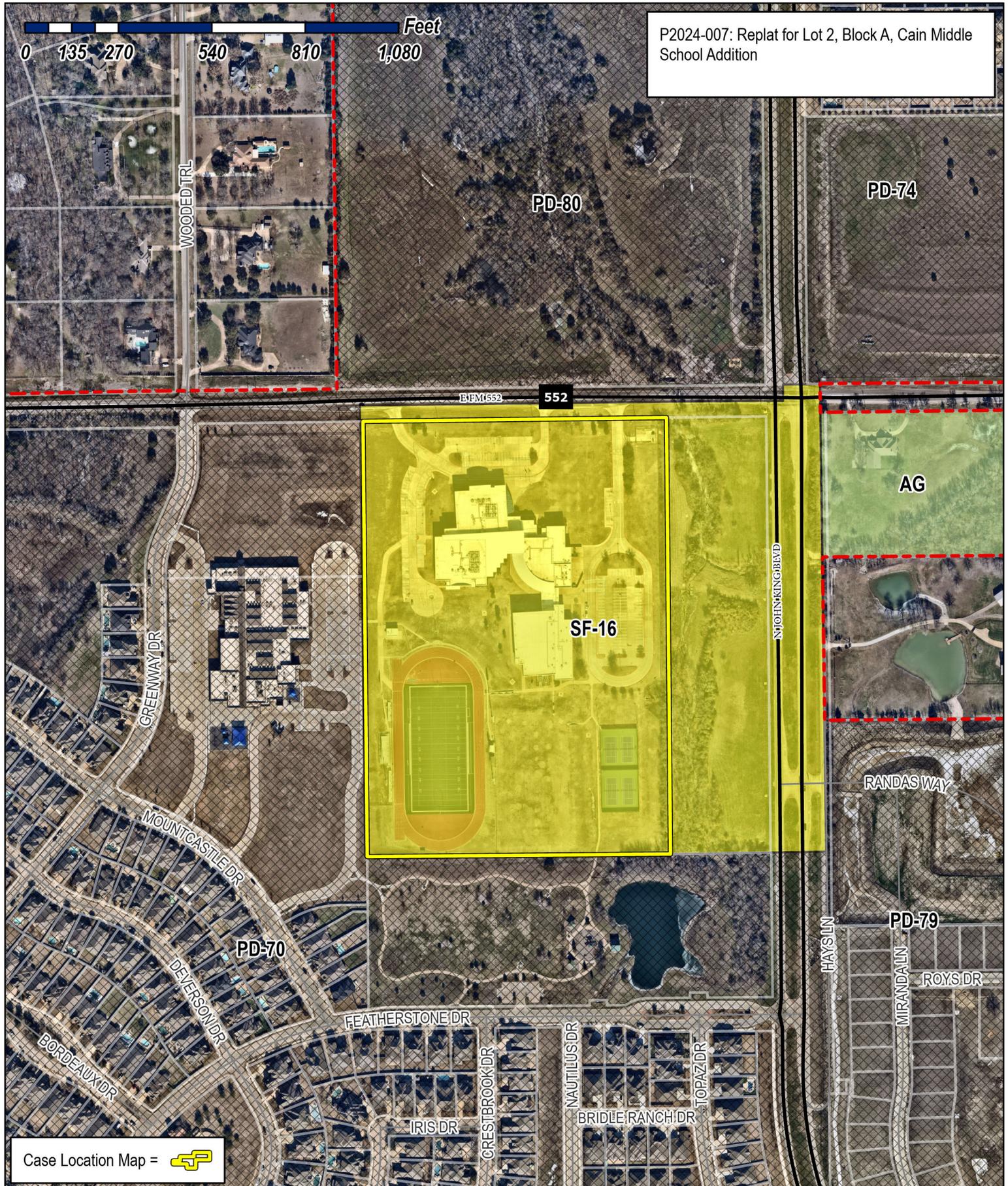
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2024-007: Replat for Lot 2, Block A, Cain Middle School 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.



1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Called 44.557 Acres  
Saddle Star South Holdings, LLC  
Inst. No. 20210000012265  
D.R.R.C.T.

New Right-of-Way Alignment

Called 1.890 Acres  
The State of Texas  
Inst. No. 20220000010848  
D.R.R.C.T.

1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Old Right-of-Way Alignment

Old Right-of-Way Alignment

Point of Beginning

F. M. No. 553

Variable Width Right-of-Way

3/4" Iron Found  
Ref. Monument  
State Plane Coord.  
N=7040291.62  
E=2595159.76

Called 4.3290 Acres  
Rockwall I.S.D.  
Inst. No. 20180000022380  
D.R.R.C.T.

Lot 1, Block A  
RISD Elementary School Addition  
Cab. H, Pg. 341  
P.R.R.C.T.

Lot 1, Block A  
1,113,790 Sq. Ft.  
25.569 Acres

Lot 2  
Rockwall Middle School  
No. 4 Addition  
Cab. F, Pg. 67  
P.R.R.C.T.

LEGEND

- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- CIRF = CAPPED 1/2" IRON ROD FOUND
- IRF = IRON ROD FOUND
- Cab. = CABINET
- Pg. = PAGE
- Inst. No. = INSTRUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Curve Data Chart

	Inner	Outer	Inner	Outer
1	A=54'18"59" R=100.00' T=51.30' L=94.80'	A=53'04"38" R=124.00' T=61.93' L=114.87'	A=16'15"28" R=88.00' T=12.57' L=24.97'	
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8	A=76'39'27" R=30.00' T=23.72' L=40.14'	A=76'39'27" R=54.00' T=42.69' L=72.25'		A=62'00'46" R=94.00' T=56.50' L=101.74'
9	A=13'20'33" R=30.00' T=3.51' L=6.99'	A=13'20'33" R=54.00' T=6.31' L=12.57'		
10		A=16'15'28" R=112.00' T=16.00' L=31.78'		

State Plane Coord.  
N=7039021.69  
E=2595172.46

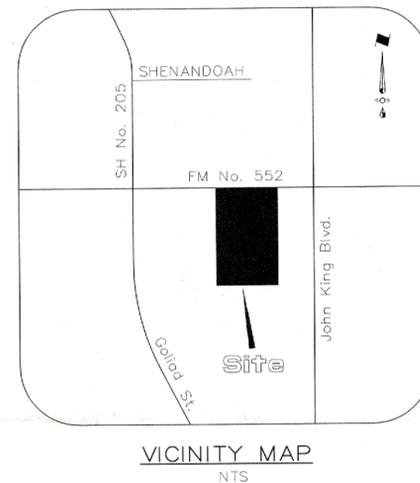
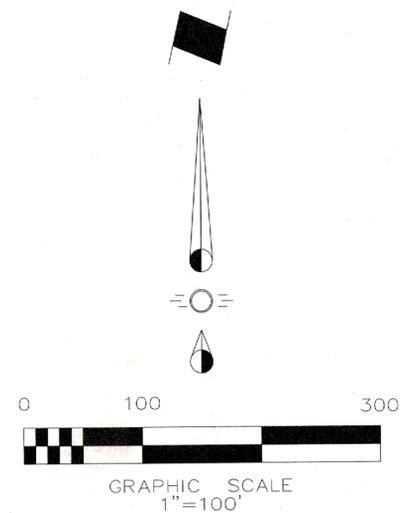
BENCHMARK NO. 1:

"X" Cut on top of the south curb line for the west drive way entrance along F.M. No. 553, the "X" Cut bears S57°54'14"E a distance of 147.17' from the 3/4" iron rod found for the northwest corner of Lot 1.  
ELEVATION = 523.73'

Called 11.3500 Acres  
City Of Rockwall  
Inst. No. 20140000018337  
D.R.R.C.T.

BENCHMARK NO. 2:

"X" Cut on the southwest corner of the sidewalk leading from the school up to the practice field at the end of the stairs. "X" Cut bears N52°18'10"E a distance of 682.65' from the 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of Lot 1.  
ELEVATION = 529.79'



SHEET 1 OF 2  
REPLAT

ROCKWALL MIDDLE SCHOOL  
No. 4 ADDITION  
LOT 1

Being A Replat Of Lot 1  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner

Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer

RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.  
Firm No. 10059500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

January 25, 2024

Case No. P2024-000

NOTE:

All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.

PURPOSE OF REPLAT:

To modify Utility and Drainage Easements to accommodate new building additions.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 30, 2024  
**APPLICANT:** Ronny Klingbeil; *RLK Engineering, Inc.*  
**CASE NUMBER:** P2024-007; *Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition*

---

### SUMMARY

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition being a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 26.25-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Middle School No.4 Addition*) for the purpose of reestablishing one (1) non-residential lot (*i.e. Lot 3, Block 1, Rockwall Middle School No. 4 Addition*) to modify the existing utility and drainage easements to accommodate additions to an existing public school.
- ☑ Background. The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. Per the City's historic zoning maps, the subject property was zoned Single-Family 16 (SF-16) District as of April 05, 2005 and has remained zoned Single-Family 16 (SF-16) District. In 2001, the Planning and Zoning Commission approved the original site plan case [*i.e. Case No. PZ2001-111-04*] to allow the construction of a 105,697 SF junior high school [*i.e. J.W. Williams Middle School*] on the subject property. The junior high school was constructed in 2002 according to Rockwall Central Appraisal District (RCAD). On February 19, 2018, the City Council approved an exception [*i.e. Case No. MIS2018-003*] to the masonry requirements for the purpose of constructing an accessory building. On November 14, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-039*] to allow the expansion of the J.W. Williams Middle School.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lot 3, Block 1, Rockwall Middle School No. 4 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 4/25/2024

PROJECT NUMBER: P2024-007  
PROJECT NAME: Lot 2, Rockwall Middle School  
SITE ADDRESS/LOCATIONS: 625 Farm to Market Rd 552

CASE CAPTION: Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition being a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/25/2024	Approved w/ Comments

04/25/2024: P2024-007: Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition being a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2024-007) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT  
LOT 3, BLOCK 1,  
ROCKWALL MIDDLE SCHOOL NO.4 ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK 1  
ROCKWALL MIDDLE SCHOOL NO.4 ADDITION  
BEING  
1 LOT AND  
25.569 ACRES OR 1,113,790 SF  
SITUATED IN THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide the correct streets adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the street centerline on all streets adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.8 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate

basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

\_\_\_\_\_  
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.9 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR [OR] REGISTERED ENGINEER

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 The projected meeting dates for this case are as follows:

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

- 04/23/2024: 1. Ensure this Replat shows the existing 15' utility easement that is being abandoned per the Civil Engineering plans.  
 2. Add note: The property owner is responsible for repair, replacement, and maintenance of all drainage easements.  
 3. Show floodplain, erosion hazard setback, and easements. 100-yr WSEL must be callout a minimum of every 300'.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/25/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved

No Comments

1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Called 44.557 Acres  
Saddle Star South Holdings, LLC  
Inst. No. 20210000012265  
D.R.R.C.T.

New Right-of-Way Alignment

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The State of Texas  
Inst. No. 20220000010848  
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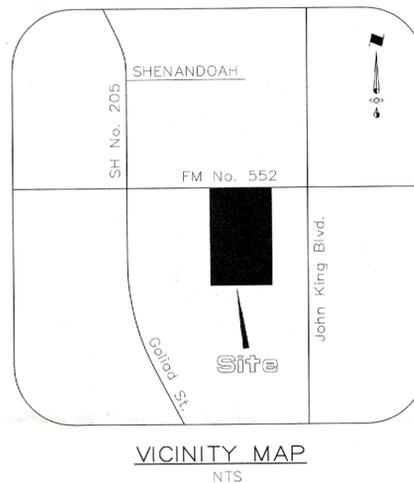
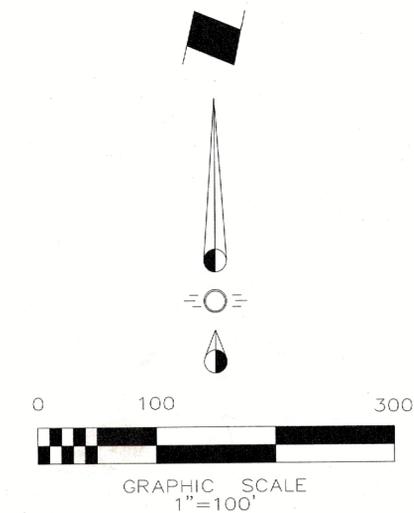
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Cab. H, Pg. 341  
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Lot 1, Block A  
1,113,790 Sq. Ft.  
25.569 Acres

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Add note: The property owner is responsible for repair, replacement, and maintenance of all drainage easements

Ensure this Replat shows the existing 15' utility easement that is being abandoned per the Civil Engineering plans.



VICINITY MAP  
NTS

LEGEND

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- CIRF = CAPPED 1/2" IRON ROD FOUND
- IRF = IRON ROD FOUND
- Cab. = CABINET
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3	A=75'00"00" R=30.00' T=23.02' L=39.27'		A=62'00"57" R=68.00' T=40.87' L=73.60'
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8	A=76'39"27" R=30.00' T=23.72' L=40.14'	A=76'39"27" R=54.00' T=42.69' L=72.25'	A=62'00"46" R=94.00' T=56.50' L=101.74'
9	A=13'20"33" R=30.00' T=3.51' L=6.99'	A=13'20"33" R=54.00' T=6.31' L=12.57'	
10		A=16'15"28" R=112.00' T=16.00' L=31.78'	

State Plane Coord.  
N=7039021.69  
E=2595172.46

BENCHMARK NO. 1:

"X" Cut on top of the south curb line for the west drive way entrance along F.M. No. 553. the "X" Cut bears S57°54'14"E a distance of 147.17' from the 3/4" iron rod found for the northwest corner of Lot 1.  
ELEVATION = 523.73'

Called 11.3500 Acres  
City Of Rockwall  
Inst. No. 20140000018337  
D.R.R.C.T.

BENCHMARK NO. 2:

"X" Cut on the southwest corner of the sidewalk leading from the school up to the practice field at the end of the stairs. "X" Cut bears N52°18'10"E a distance of 682.65' from the 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of Lot 1.  
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NOTE:

All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.

PURPOSE OF REPLAT:

To modify Utility and Drainage Easements to accommodate new building additions.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

SHEET 1 OF 2  
REPLAT

ROCKWALL MIDDLE SCHOOL  
No. 4 ADDITION  
LOT 1

Being A Replat Of Lot 1  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner

Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer

RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.  
Firm No. 10059500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

January 25, 2024

Case No. P2024-000



# 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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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- 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>
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- 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 **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1**

BLOCK \_\_\_\_\_

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**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 **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

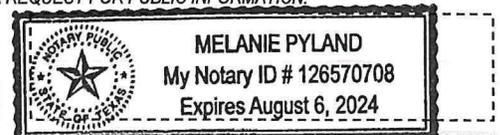
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS 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 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
*Melanie Pyland*

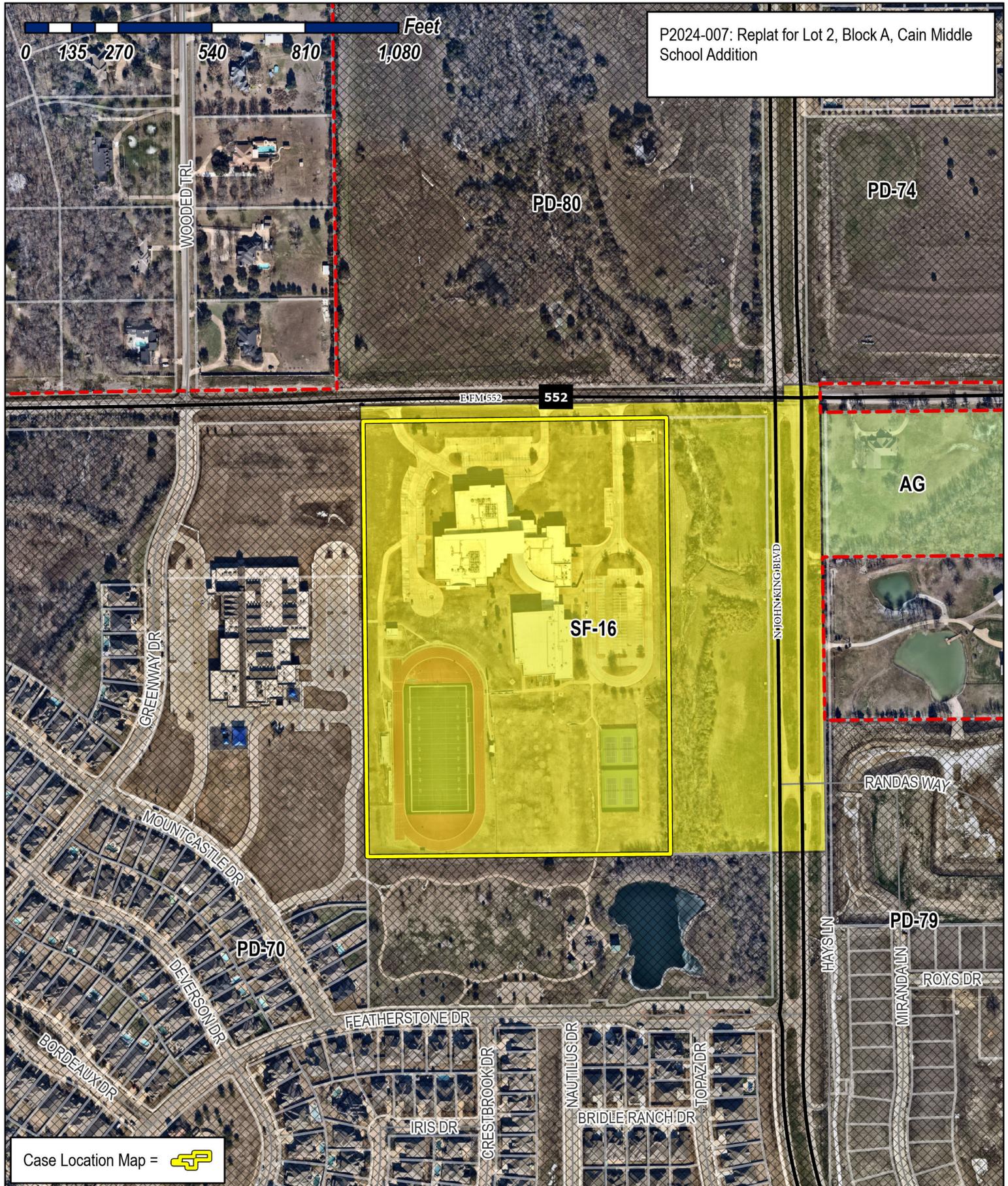
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2024-007: Replat for Lot 2, Block A, Cain Middle School 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.



1 3/4" CIRF  
"TXDOT"  
Ref. Monument

Called 44.557 Acres  
Saddle Star South Holdings, LLC  
Inst. No. 20210000012265  
D.R.R.C.T.

New Right-of-Way Alignment

Called 1.890 Acres  
The State of Texas  
Inst. No. 20220000010848  
D.R.R.C.T.

1 3/4" CIRF  
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Ref. Monument

Old Right-of-Way Alignment

Old Right-of-Way Alignment

Point of Beginning

F. M. No. 553

Variable Width Right-of-Way

3/4" Iron Found  
Ref. Monument  
State Plane Coord.  
N=7040291.62  
E=2595159.76

Called 4.3290 Acres  
Rockwall I.S.D.  
Inst. No. 20180000022380  
D.R.R.C.T.

Lot 1, Block A  
RISD Elementary School Addition  
Cab. H, Pg. 341  
P.R.R.C.T.

Lot 1, Block A  
1,113,790 Sq. Ft.  
25.569 Acres

Lot 2  
Rockwall Middle School  
No. 4 Addition  
Cab. F, Pg. 67  
P.R.R.C.T.

LEGEND

- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- CIRF = CAPPED 1/2" IRON ROD FOUND
- IRF = IRON ROD FOUND
- Cab. = CABINET
- Pg. = PAGE
- Inst. No. = INSTRUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Curve Data Chart

	Inner	Outer	Inner	Outer
1	A=54'18"59" R=100.00' T=51.30' L=94.80'	A=53'04"38" R=124.00' T=61.93' L=114.87'	A=16'15"28" R=88.00' T=12.57' L=24.97'	
2	A=98'36"22" R=30.00' T=34.88' L=51.63'		A=181'13"59" R=70.00' T=	L=221.41'
3	A=75'00'00" R=30.00' T=23.02' L=39.27'		A=62'00'57" R=68.00' T=40.87' L=73.60'	
4	A=45'00'00" R=50.00' T=41.42' L=78.54'	A=40'59'39" R=124.00' T=46.35' L=88.72'	A=60'25'41" R=60.00' T=34.94' L=63.28'	
5	A=76'06'42" R=50.00' T=39.14' L=66.42'		A=144'54'16" R=74.00' T=234.01' L=187.15'	A=144'54'16" R=98.00' T=309.92' L=247.85'
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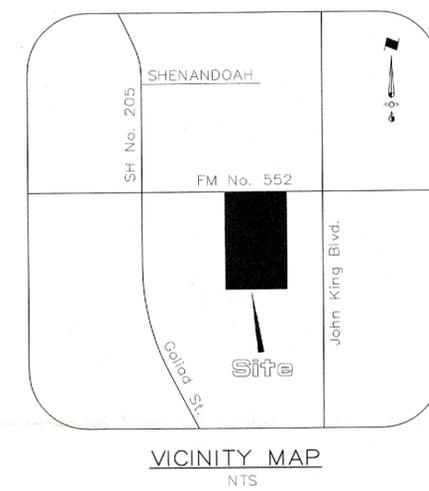
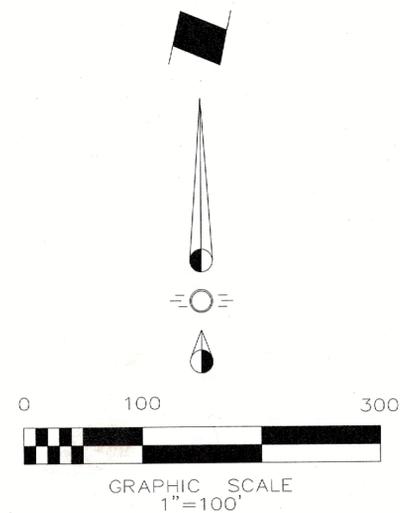
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SHEET 1 OF 2  
REPLAT

ROCKWALL MIDDLE SCHOOL  
No. 4 ADDITION  
LOT 1

Being A Replat Of Lot 1  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10059500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

**NOTE:**  
All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.

**PURPOSE OF REPLAT:**  
To modify Utility and Drainage Easements to accommodate new building additions.

**BASIS OF BEARINGS:**  
The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** May 6, 2024  
**APPLICANT:** Ronny Klingbeil; *RLK Engineering, Inc.*  
**CASE NUMBER:** P2024-007; *Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition*

---

### SUMMARY

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition being a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 26.25-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Middle School No.4 Addition*) for the purpose of reestablishing one (1) non-residential lot (*i.e. Lot 3, Block 1, Rockwall Middle School No. 4 Addition*) to modify the existing utility and drainage easements to accommodate additions to an existing public school.
- Background. The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. Per the City's historic zoning maps, the subject property was zoned Single-Family 16 (SF-16) District as of April 05, 2005 and has remained zoned Single-Family 16 (SF-16) District. In 2001, the Planning and Zoning Commission approved the original site plan case [*i.e. Case No. PZ2001-111-04*] to allow the construction of a 105,697 SF junior high school [*i.e. J.W. Williams Middle School*] on the subject property. The junior high school was constructed in 2002 according to Rockwall Central Appraisal District (RCAD). On February 19, 2018, the City Council approved an exception [*i.e. Case No. MIS2018-003*] to the masonry requirements for the purpose of constructing an accessory building. On November 14, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-039*] to allow the expansion of the J.W. Williams Middle School.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### CONDITIONS OF APPROVAL

If City Council chooses to approve of a Replat for *Lot 3, Block 1, Rockwall Middle School No. 4 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On April 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Llewellyn and Conway absent.



# 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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT

**1**

BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED]

**n/a**

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PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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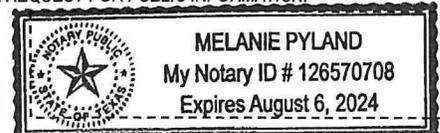
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
*Melanie Pyland*

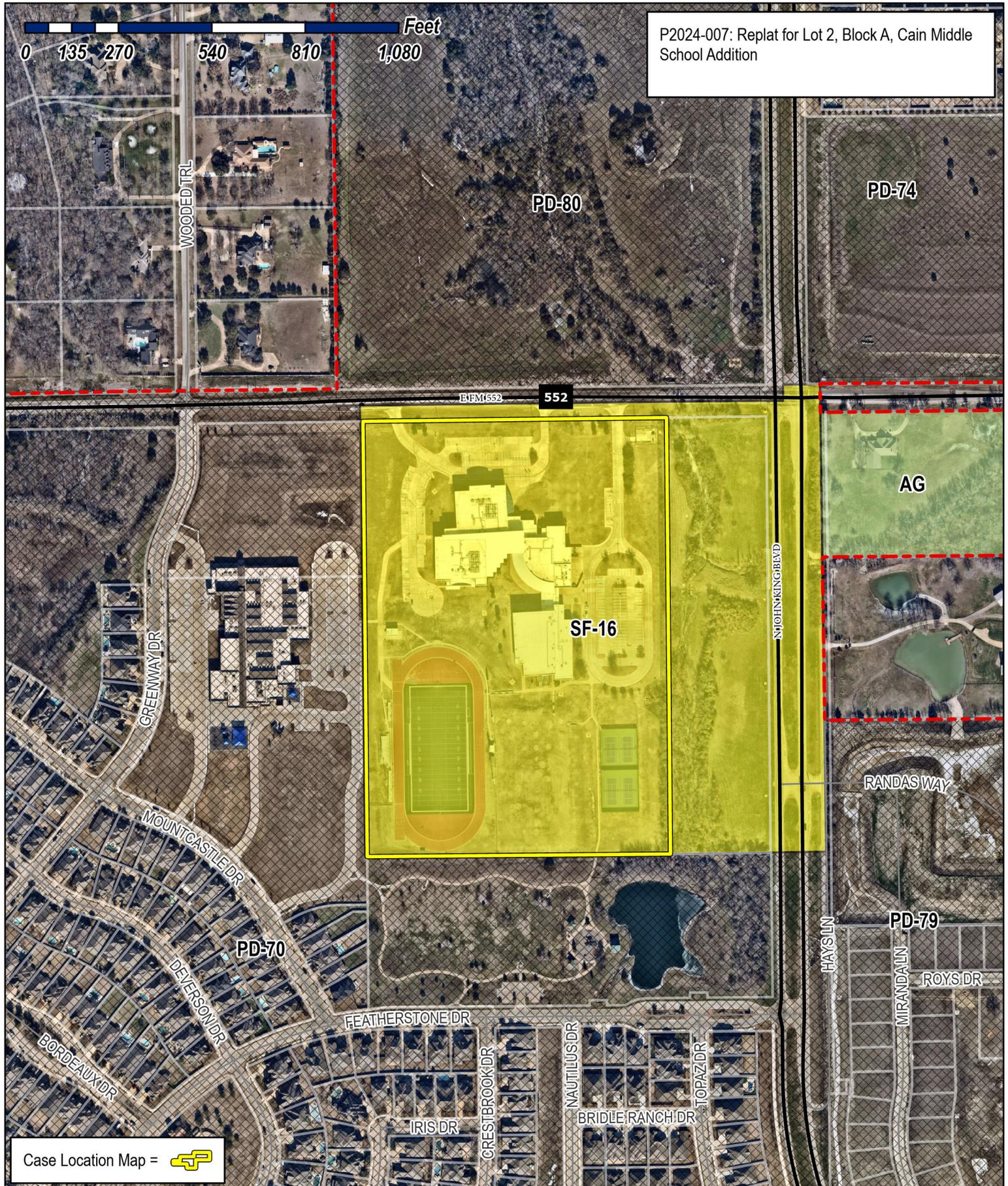
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2024-007: Replat for Lot 2, Block A, Cain Middle School Addition



Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
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 (P): (972) 771-7745  
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New Right-of-Way Alignment

Old Right-of-Way Alignment

Old Right-of-Way Alignment

**F. M. No. 552**

Variable Width Right-of-Way

Point of Beginning

131.6'

182.1'

N89°26'25"E 877.00'

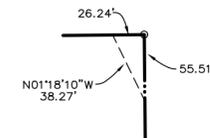
Erosion Hazard Setback Easement See Detail "A"

CIRS

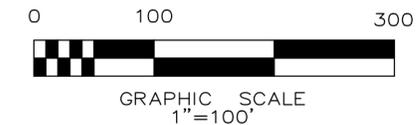
3/4" Iron Found Ref. Monument State Plane Coord. N=7040291.62 E=2595159.76

25' Bldg. Line  
12' Water Line Esmt. Mt. Zion Water Supply Co. Vol. 82 Pg. 364 D.R.R.C.T.  
N12°33'58"E 32.85'  
N89°13'25"E 194.04'  
N89°13'25"E 452.51'

100'x100' R.O.W. Esmt. Vol. 43 Pg. 42 D.R.R.C.T.  
100 Yr. WS 492.10



**Detail "A"**  
Erosion Hazard Setback Easement



Called 4,3290 Acres  
Rockwall I.S.D.  
Inst. No. 20180000022380  
D.R.R.C.T.

24' Fire Lane  
20' Utility Easement  
N41°42'22"E 11.38'  
N41°42'22"E 261.14'  
N41°42'22"E 146.91'  
N41°42'22"E 227.21'  
N41°42'22"E 201.66'  
N41°42'22"E 298.74'

Sani. Sewer Easement  
24' Fire Lane  
N11°43'35"E 151.43'  
N11°43'35"E 327.11'  
N11°43'35"E 74.15'

100 Year Floodplain Per Fema's estBFE Viewer

**Lot 3, Block 1**  
1,113,790 Sq. Ft.  
25.569 Acres

1270.00'

N0°34'23"W

1270.00'

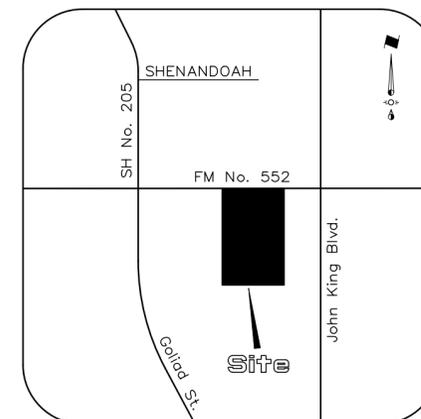
S0°34'23"E

Lot 1, Block A  
RISD Elementary School Addition  
Cab. H, Pg. 341  
P.R.R.C.T.

Abandoned Ex. 15' Utility Easement Vol. F, Pg.67 By This Plat

Abandoned Ex. 15' Utility Easement Vol. F, Pg.67 By This Plat

Lot 2  
Rockwall Middle School  
No. 4 Addition  
Cab. F, Pg. 67  
P.R.R.C.T.



**VICINITY MAP**  
NTS

BENCHMARK NO. 1:

"X" Cut on top of the south curb line for the west drive way entrance along F.M. No. 553. the "X" Cut bears S57°54'14"E a distance of 147.17' from the 3/4" iron rod found for the northwest corner of Lot 1. ELEVATION = 523.73'

BENCHMARK NO. 2:

"X" Cut on the southwest corner of the sidewalk leading from the school up to the practice field at the end of the stairs. "X" Cut bears N52°18'10"E a distance of 682.65' from the 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of Lot 1. ELEVATION = 529.79'

Curve Data Chart			
	Inner	Outer	
1	A=54°18'59" R=100.00' T=51.30' L=94.80'	A=53°04'38" R=124.00' T=61.93' L=114.87'	11
2	A=98°36'22" R=30.00' T=34.88' L=51.63'		12
3	A=75°00'00" R=30.00' T=23.02' L=39.27'		13
4	A=45°00'00" R=50.00' T=41.42' L=78.54'	A=40°59'39" R=124.00' T=46.35' L=88.72'	14
5	A=76°06'42" R=50.00' T=39.14' L=66.42'		15
6		A=256°06'44" R=50.00' T=63.87' L=223.50'	16
7	A=30°00'00" R=50.00' T=8.04' L=15.71'	A=30°00'00" R=54.00' T=14.47' L=28.27'	17
8	A=76°39'27" R=30.00' T=23.72' L=40.14'	A=76°39'27" R=54.00' T=42.69' L=72.25'	18
9	A=13°20'33" R=30.00' T=3.51' L=6.99'	A=13°20'33" R=54.00' T=6.31' L=12.57'	
10		A=16°15'28" R=112.00' T=16.00' L=31.78'	

State Plane Coord.  
N=7039021.69  
E=2595172.46

**LEGEND**  
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)  
CIRF = CAPPED 1/2" IRON ROD FOUND  
IRF = IRON ROD FOUND  
Cab. = CABINET  
Pg. = PAGE  
Inst. No. = INSTRUMENT NUMBER  
D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS  
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Called 11,3500 Acres  
City Of Rockwall  
Inst. No. 20140000018337  
D.R.R.C.T.

**BASIS OF BEARINGS:**

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

**NOTES:**

All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.  
The property owner is responsible for repair, replacement, and maintenance of all drainage easements.

**PURPOSE OF REPLAT:**

To modify Utility and Drainage Easements to accommodate new building additions.

SHEET 1 OF 2  
FINAL PLAT

**Lot 3, Block 1**  
**ROCKWALL MIDDLE SCHOOL**  
**No. 4 ADDITION**  
Being A Replat Of  
Lot 1, Block 1  
Rockwall Middle School No. 4 Addition  
Being  
1 Lot And 25.569 Acres Or 1,113,790 S.F.  
Situated In The  
**W.T. DeWESE SURVEY ~ ABST. 71**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2023-31  
April 29, 2024

OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows: Being situated in the W. T. DeWeese Survey, Abstract No. 71, and being all of Lot 1 of Rockwall Middle School No. 4, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet F, Page 67, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner in the south line of F.M. No. 552 (a variable width R.O.W.), said point being the northwest corner of the aforementioned Lot 1, Rockwall Middle School No. 4;

THENCE N89°26'25"E, with the south line of F.M. No. 552, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set corner;

THENCE S00°34'23"E, leaving F.M. No. 552, a distance of 1270.00 feet to a 2/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S89°26'25"W, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N00°34'23"W, a distance of 1270.00 feet to the POINT OF BEGINNING and CONTAINING 1,113,790 square feet, or 25.569 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEI0D03).

GENERAL NOTES

(1) Subdivider's Statement:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212 Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement:

It shall be the policy of the City of Rockwall to withhold issuing 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.

(3) Drainage and Detention Easements:

The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes:

All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as Lot 3, Block 1, Rockwall Middle School No. 4 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. We understand and do hereby reserve the easements 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 off-site and on-site 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 the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner 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. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.

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 the prevailing private commercial rates, or have been 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 exactions 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.

\_\_\_\_\_  
Rockwall Independent School District  
By:  
Title:

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
David J. Surdukan  
Registered Public Surveyor  
Registration No. 4613  
TX Firm No. 10069500



APPROVED:

I hereby certify that the above and forgoing subdivision plat, Lot 3, Block 1, Rockwall Middle School No. 4 Addition, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor of the City of Rockwall

\_\_\_\_\_  
Planning And Zoning  
Commission Chairman

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

SHEET 2 OF 2

FINAL PLAT

Lot 3, Block 1

ROCKWALL MIDDLE SCHOOL  
No. 4 ADDITION

Being A Replat Of  
Lot 1, Block 1  
Rockwall Middle School No. 4 Addition  
Being  
1 Lot And 25.569 Acres Or 1,113,790 S.F.

Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner

Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer

RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2023-31  
April 29, 2024



DATE: May 15, 2024

TO: Tim Lyssy  
1050 Williams Street  
Rockwall, TX 75087

CC: Ronny Klingbeil  
111 W. Main Street  
Allen, TX 75013

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

SUBJECT: P2024-007; *Replat for Lot 3, Block 1, Rockwall Middle School No. 4 Addition*

Mr. Lyssy:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 6, 2024. The following is a record of all recommendations, voting records 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.

Planning and Zoning Commission

On April 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

City Council

On May 6, 2024, the City Council approved a motion to approve the *Replat* by a vote of 6-0, with Council Member Lewis absent.

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 filing 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*. In addition, if you are submitting mylars between *September 1<sup>st</sup>* and *December 31<sup>st</sup>*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

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 a (972) 772-6438.

Sincerely,

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