



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # m152019-017 P&Z DATE 12/30/19 CC DATE 1/20/2020 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS 2019-017

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:

[Handwritten signatures]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 405 Fox Hollow Drive

Subdivision RIDGECREST

Lot 1 Block C

General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORDINANCE 14-42

Current Use SF

Proposed Zoning NO CHANGE - JUST REPAIRS FOR HUBS

Proposed Use NO CHANGE BUT JUST NEED TO CREATE AN HOA LOT (+/- 240 SF)

Acreage 1/2 20340 SF, w. 5 AC

Lots [Current] 1

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 WINDSOR HOMES CUMBERLAND LLC

Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchester Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@slorburgcompany.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of DECEMBER, 20 19. 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 12th day of DECEMBER, 20 19.

Owner's Signature

[Handwritten signature: Adam J. Buczek]

Notary Public in and for the State of Texas

[Handwritten signature: S. Allen]



My Commission Expires 1-3-23



Mr. Ryan Miller
Director of Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

December 12, 2019

Dear Mr. Miller:

On behalf of Windsor Homes Cumberland LLC, please accept this variance request and replat application for Lot 1, Block C (405 Fox Hollow Drive) of the Ridgecrest Estates subdivision (the "Lot").

Windsor Homes expects to complete construction of the home for the homebuyer by February 2020. However, to be able to convey clear title to the homebuyer, an encroachment and fencing issue must be resolved.

As shown in the attached exhibits, there is an existing encroachment on the Lot from the neighboring property to the east that includes a shed, a wood fence, a patio and a hot tub. The total encroachment area is approximately 246 square feet (at strip about 3.5' wide by 70' long). Unfortunately, the owner of the property to the east recently passed away and the property is now in probate, and we have been unable to obtain confirmation and approval from the Trustee to remove these encroaching structures before the home must be closed to our buyer.

As a result of this encroachment, Windsor cannot convey clear title without replatting this lot to carve out the encroached area from the lot boundary and dedicating it to the HOA. Secondly, our buyer understandably wants a new, solid wood fence installed along the entire back property line (consistent with the back yard fencing of the other homes in Ridgecrest which abut the east property boundary) rather than look at the existing dilapidated fence and encroaching structures (see pictures attached).

For HOA maintenance purposes, our replat for Lot 1, Block C will carve out the encroachment area and continue a solid strip to connect with the existing landscape buffer to the south that runs along Airport Road for easy access and ongoing maintenance by the HOA.

However, this creates the fencing issue as the Ridgecrest Estates PD requires tubular steel fencing against HOA open spaces. While the title issue gets resolved with the replat, we need a variance for our buyer to allow solid wood fencing along the backyard fence and the new HOA open space that would be created with the replat.

Enclosed with this letter are the following exhibits to help illustrate the reasons for this request:

- Exhibit "A": Lot Survey showing the encroachment area
- Exhibit "B": Aerial
- Exhibit "C": Recorded Final Plat of Ridgecrest Estates with Lot 1, Block C highlighted
- Exhibit "C-2": Zoomed in recorded Final Plat of Ridgecrest Estates with Lot 1, Block C highlighted
- Exhibit "D": Boundary survey of the Ridgecrest Estates entire subdivision highlighting the encroachment
- Exhibit "E": Pictures of the encroachment structures
- Exhibit "F": Lot 1, Block C Replat

If you need any additional information other than the enclosures with this application, please let me know.

Sincerely,

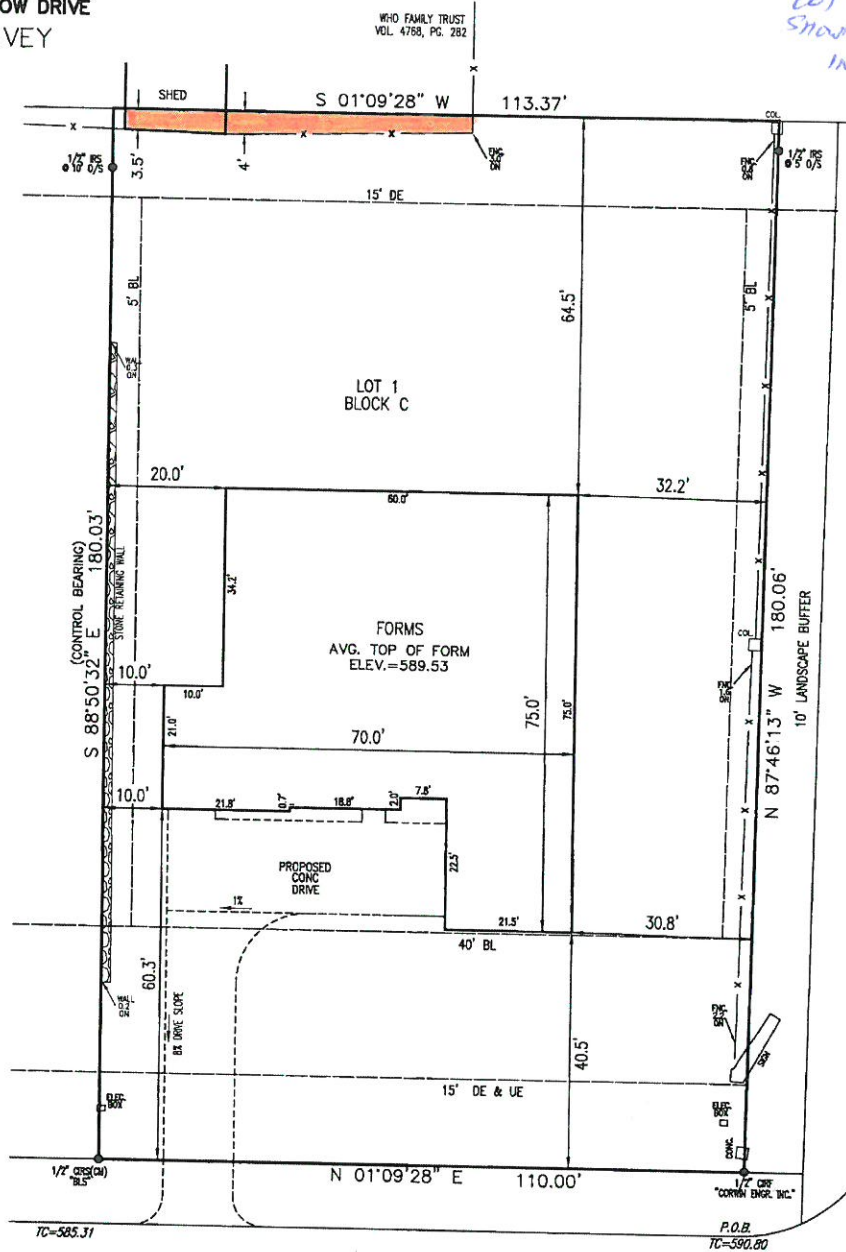
Adam J. Buczek
Windsor Homes Cumberland, LLC (Owner and Applicant)

PLAT SHOWING

Lot 1, Block C of RIDGECREST, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume J, Page 63, Plat Records, Rockwall County, Texas.

405 FOX HOLLOW DRIVE
FORM SURVEY

EXHIBIT "A"
LOT SURVEY
SHOWING ENCROACHMENT AREA
IN ORANGE



405 FOX HOLLOW DRIVE
50' R.O.W.

CULVERTS NOT IN PLACE 8/7/2019



VERTICAL DATUM
ELEVATIONS SHOWN HEREIN ARE
BASED ON GRADING PLANS
PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
BEARINGS SHOWN HEREIN ARE
BASED ON THE PLAT RECORDED
IN VOL. J, PG. 63, P.R.R.C.T.

FLOOD CERTIFICATION
Subject property is located in Zone X (unshaded)
according to the Flood Insurance Rate Map
Community Panel Map # 4839700045 L
Map Revised: September 26, 2003

Zone X (unshaded)
Areas determined to be outside the 0.2% annual
chance floodplain.
Determination based on graphically
scaling from the above listed
map, only.

This flood statement does not create
liability on part of the surveyor or
surveying company.



Ricky L. Gentry

I hereby certify that the forms are in place
upon this lot according to the distances to
property lines shown, and were determined
from a survey made on the ground.

SURVEY DATE: 8/7/2019

- LEGEND
- BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRF = IRON ROD SET
 - = IRON ROD
 - X = FENCE
 - = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: EEB

JOB # 036-0301

BLS JOB # 1902731-03

WINDSOR



BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700

EXHIBIT "B"

AERIAL

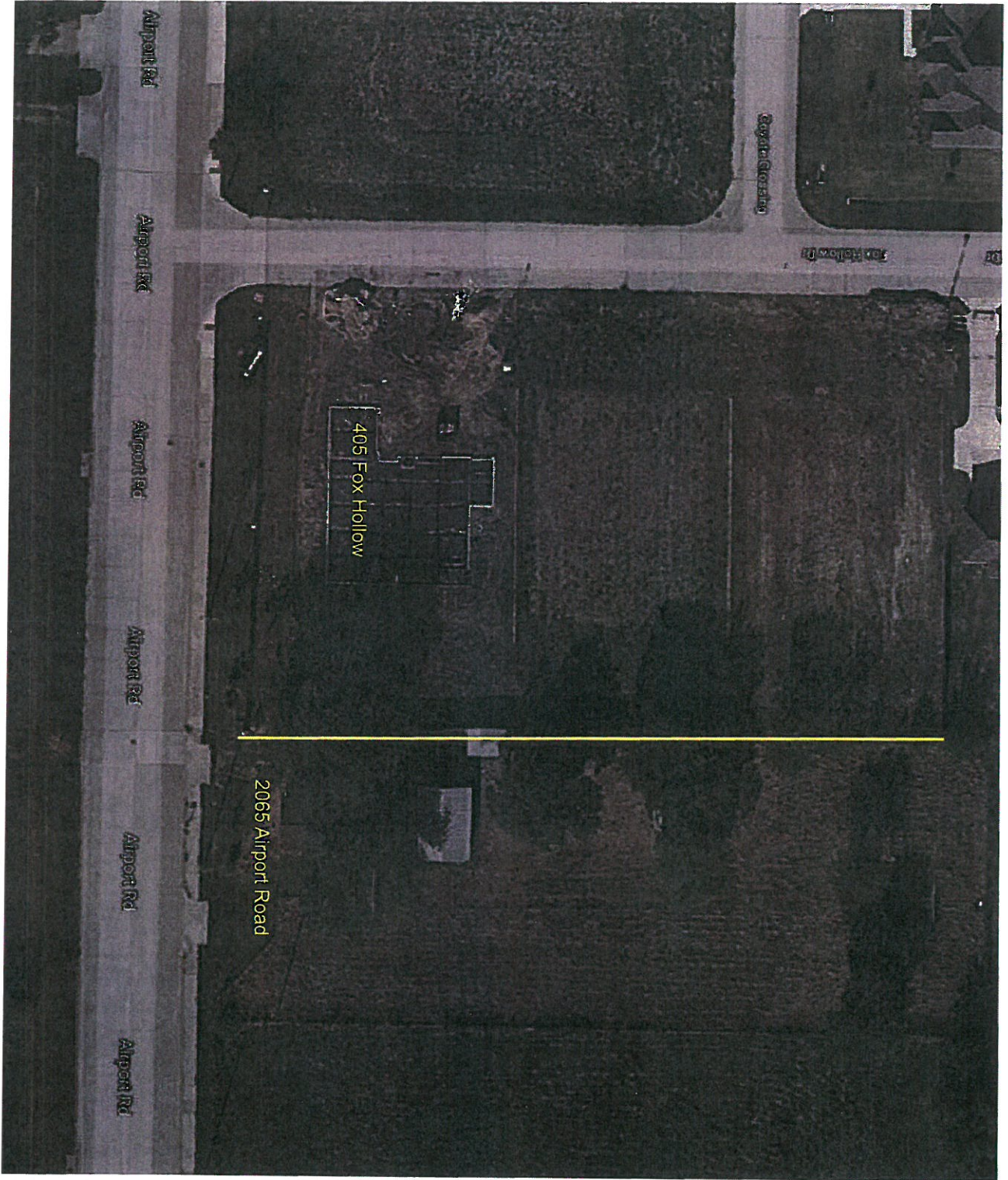
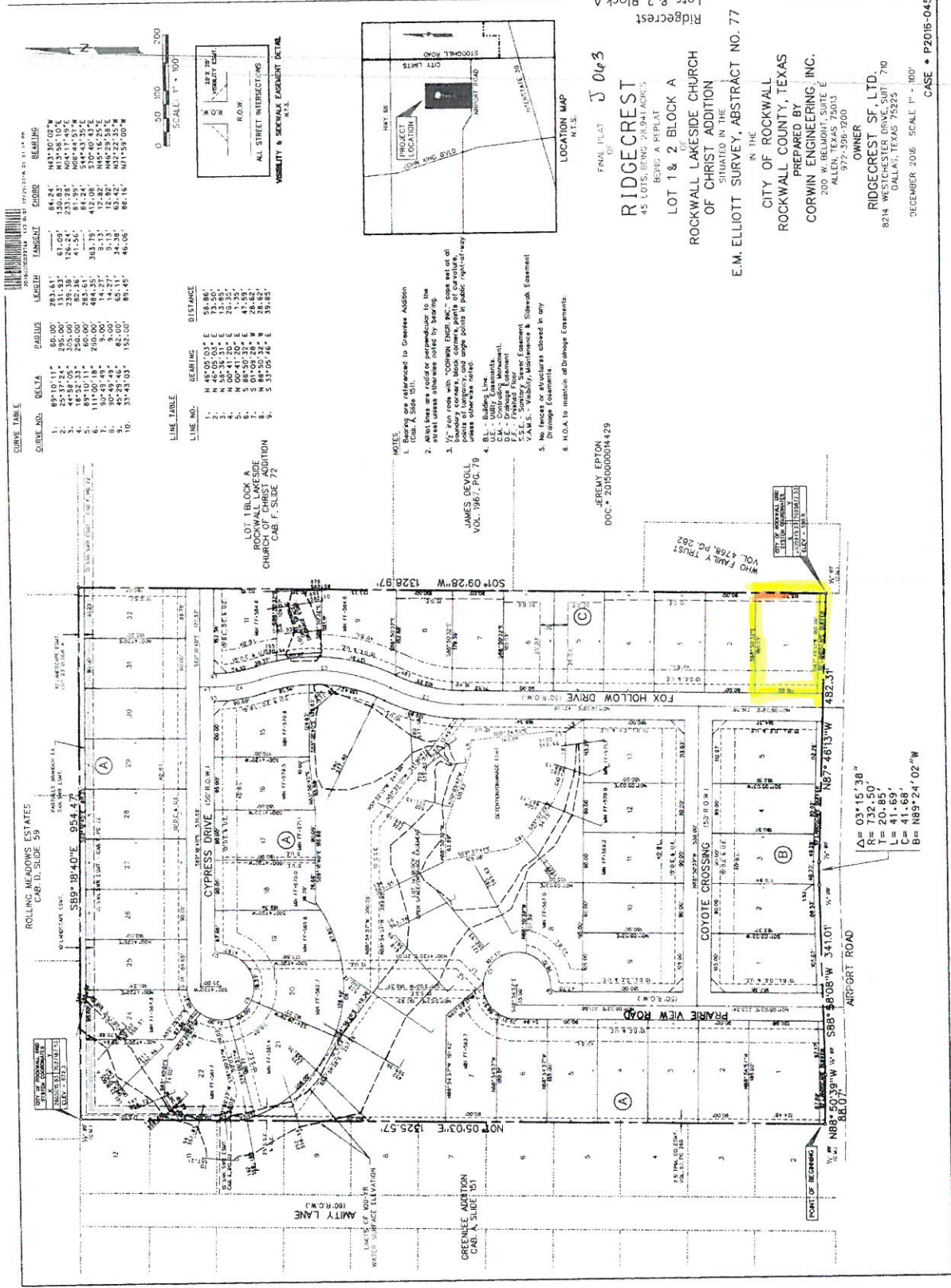


EXHIBIT "C"
FINAL PLAN



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	89°10'11"	60.00'	283.61'	67.99'	130.88'	N43°30'02"W
2.	25°37'24"	295.00'	131.33'	61.99'	130.88'	N43°30'02"W
3.	18°22'33"	250.00'	82.38'	41.56'	81.59'	N68°44'37"W
4.	18°22'33"	250.00'	82.38'	41.56'	81.59'	N68°44'37"W
5.	89°10'11"	60.00'	283.61'	67.99'	130.88'	N43°30'02"W
6.	30°49'49"	9.00'	14.27'	3.13'	12.82'	N15°16'25"E
7.	30°49'49"	9.00'	14.27'	3.13'	12.82'	N15°16'25"E
8.	30°49'49"	9.00'	14.27'	3.13'	12.82'	N15°16'25"E
9.	33°43'03"	152.00'	85.11'	34.38'	85.42'	N32°22'35"W
10.	33°43'03"	152.00'	85.11'	34.38'	85.42'	N32°22'35"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 85°05'03" E	58.86'
2.	N 45°05'03" E	73.50'
3.	N 80°41'20" E	28.35'
4.	N 80°41'20" E	28.35'
5.	S 01°09'28" W	28.62'
6.	S 33°05'26" E	39.85'

LOT 1, BLOCK A
ROCKWALL LAKESIDE
CHURCH OF CHRIST ADDITION
CAB F. SLIDE 72

- NOTES:
- Bearing one referenced to Greenlee Addition (Cite A, Slide 51) shall be interpreted to the actual survey otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." cast set at all boundary corners, block corners, points of curvature, and other points of interest in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
 - D.L. - Utility Line.
 - P.E. - Easement.
 - S.S.E. - Surveyor's Survey Easement.
 - Y.A.M.S. - Visibility, Intersected & Sidewalk Easement.
 - Drainage Easements.
 - H.O.A. to maintain all drainage easements.

JEREMY EPTON
DOC # 2010000004429

FINAL PLAN OF
RIDGECREST
45 LOTS, BEING 26,994 S.F. ACRES,
LOT 1 & 2, BLOCK A
ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
DALLAS, TEXAS 75225
972-398-1200
OWNER
RIDGECREST SF LTD.
8214 WEAVER ROAD, SUITE 700
DALLAS, TEXAS 75225
DECEMBER 2016 SCALE 1" = 100'
CASE # P2016-045

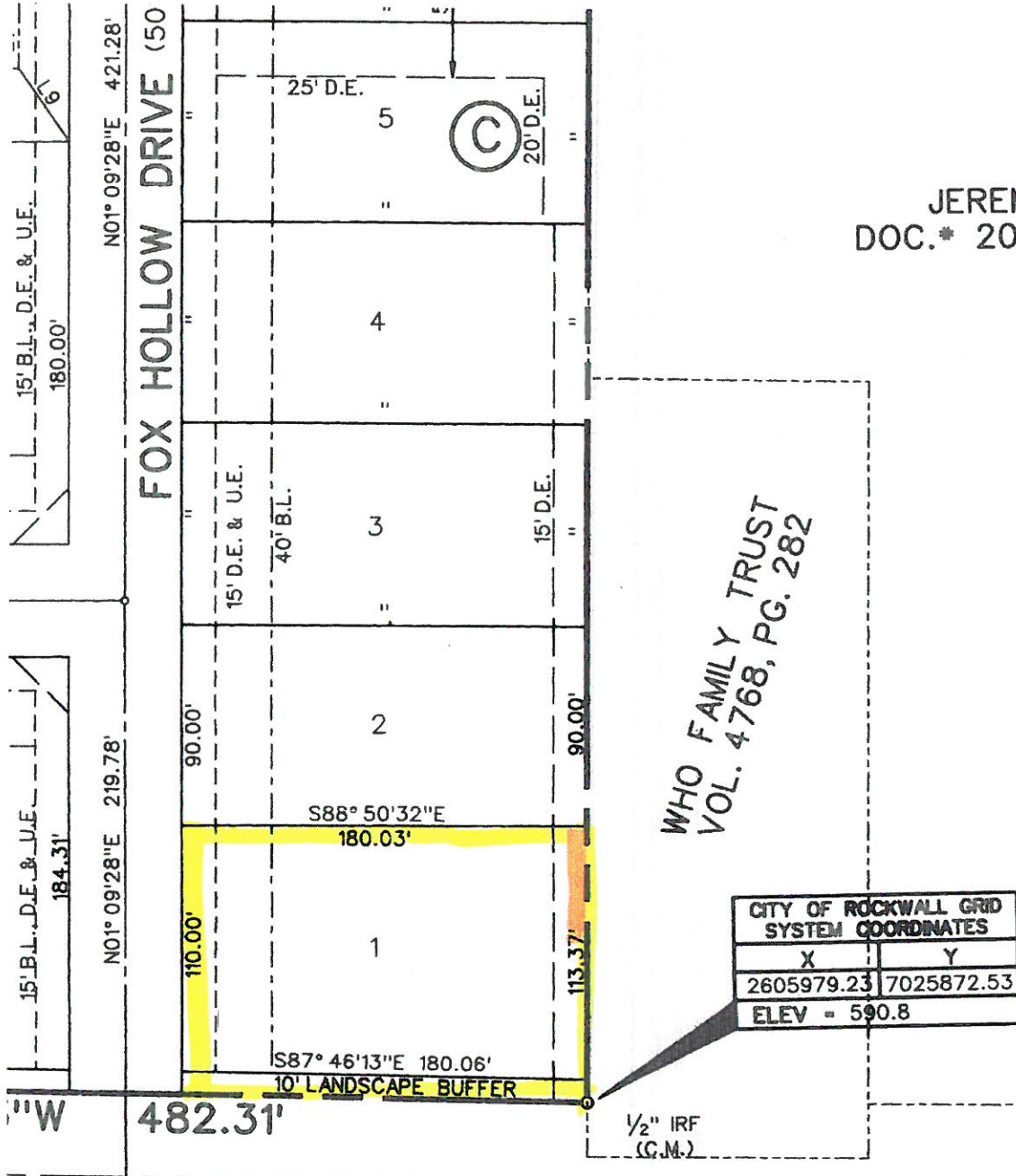


= LOT 1, BLOCK C
 = ENCROACHMENT AREA

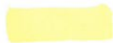

EXHIBIT "C-2"

ZOOMED IN FINAL
PLAT EXHIBIT

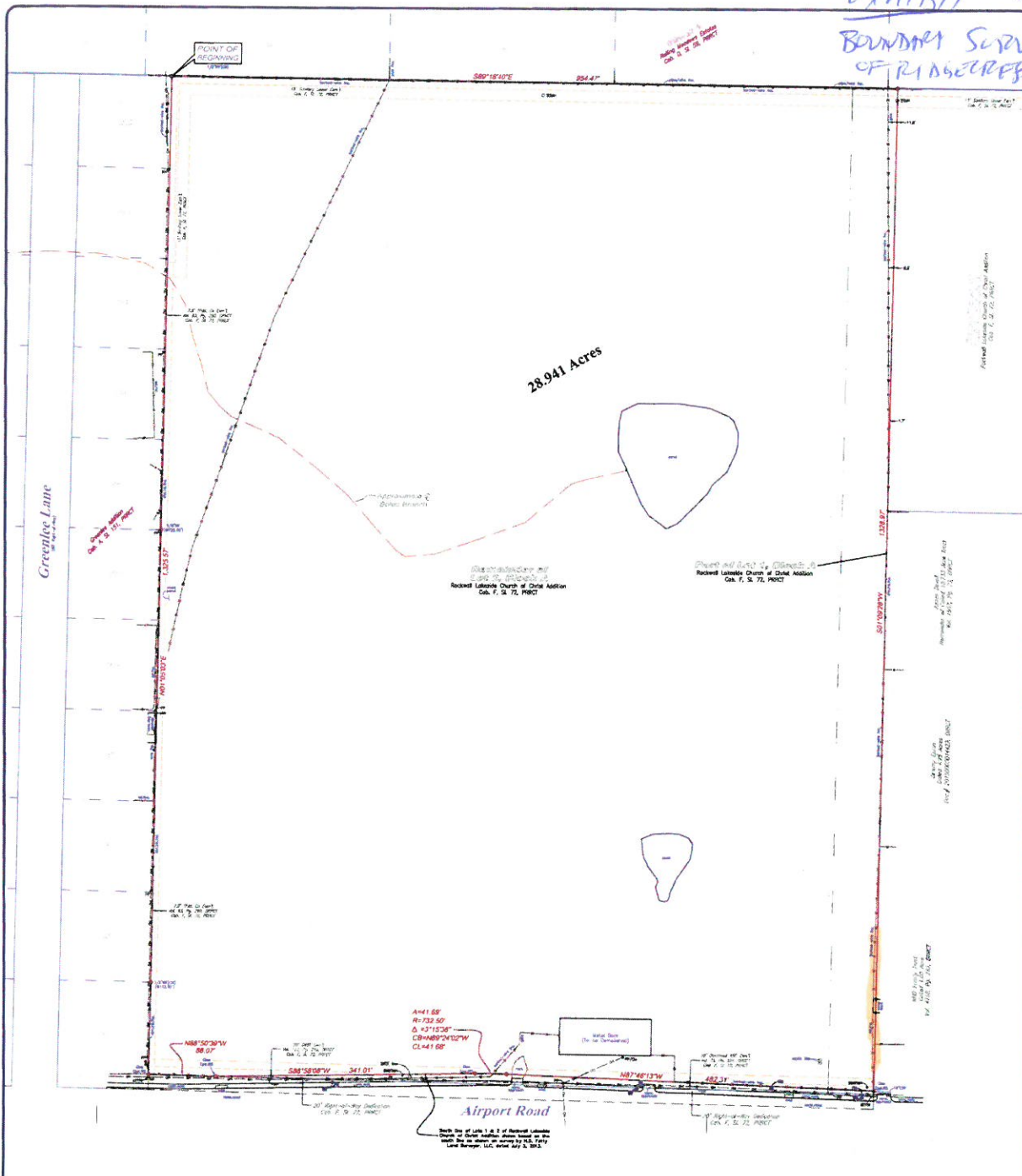
JEREMY EP
DOC.# 2015000C



WHO FAMILY TRUST
VOL. 4768, PG. 282

 = LOT 1, BLOCK C
 = ENCROACHMENT AREA

EMIRIT "D"
BOUNDARY SURVEY
OF 28.94 ACRES



ENCROACHMENT AREA

Surveyor's Certification

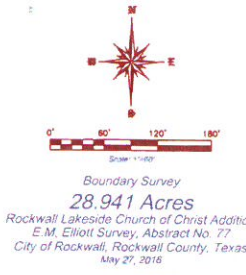
I, John Glas, do hereby certify that Sterling Retail Corporation, Lakeside Church of Christ of Rockwall, a Texas Corporation, and Change This Insurance Company (all) this survey was made upon the ground of the property described herein on May 27, 2018, by myself or under my supervision; (2) the description contained herein and the location of rights-in-interest, visible improvements, set-back lines, visible improvements, and monuments; that I have knowledge of or have been advised of any unrecorded interests; (3) all monuments shown herein actually exist and the location, size and type of material (natural or artificial) are correctly shown; (4) the property reflected herein appears to have access to adjacent flows; (5) the metes and bounds of the property to all contiguous real estate is correctly shown herein; (6) no part of the subject property lies within a Special Flood Hazard Area designated by 100-year flood per map No. 48337C004-1 of the FZSAA; flood insurance rate maps for Rockwall County, Texas and Incorporated Areas dated September 25, 2008 (Zone 1) (See note 1); (7) the property is not a public utility.

Metes & Bounds Description

SITuated in the State of Texas, County of Rockwall, and City of Rockwall, being part of the Lot 18 (East Survey, Abstract No. 77, and being part of Lot 1, Block 8 and the remainder of Lot 2, Block A of Rockwall Lakeside Church of Christ Addition, as addition to the City of Rockwall as recorded in Cabinet F, Book 72 of the Plat Records of Rockwall County, Texas with said premises being more particularly described as follows:

BEING a 3 1/2-inch iron nail marking the northeast corner of Lot 2, the northeast corner of said premises, and the northeast corner of Creaness Addition, as addition to the City of Rockwall as recorded in Cabinet A, Book 131 of the Plat Records of Rockwall County, Texas.

THENCE with part of the north line of Lot 2, part of the north line of Lot 1, and with the north line of said premises, South 89°18'47\"/>



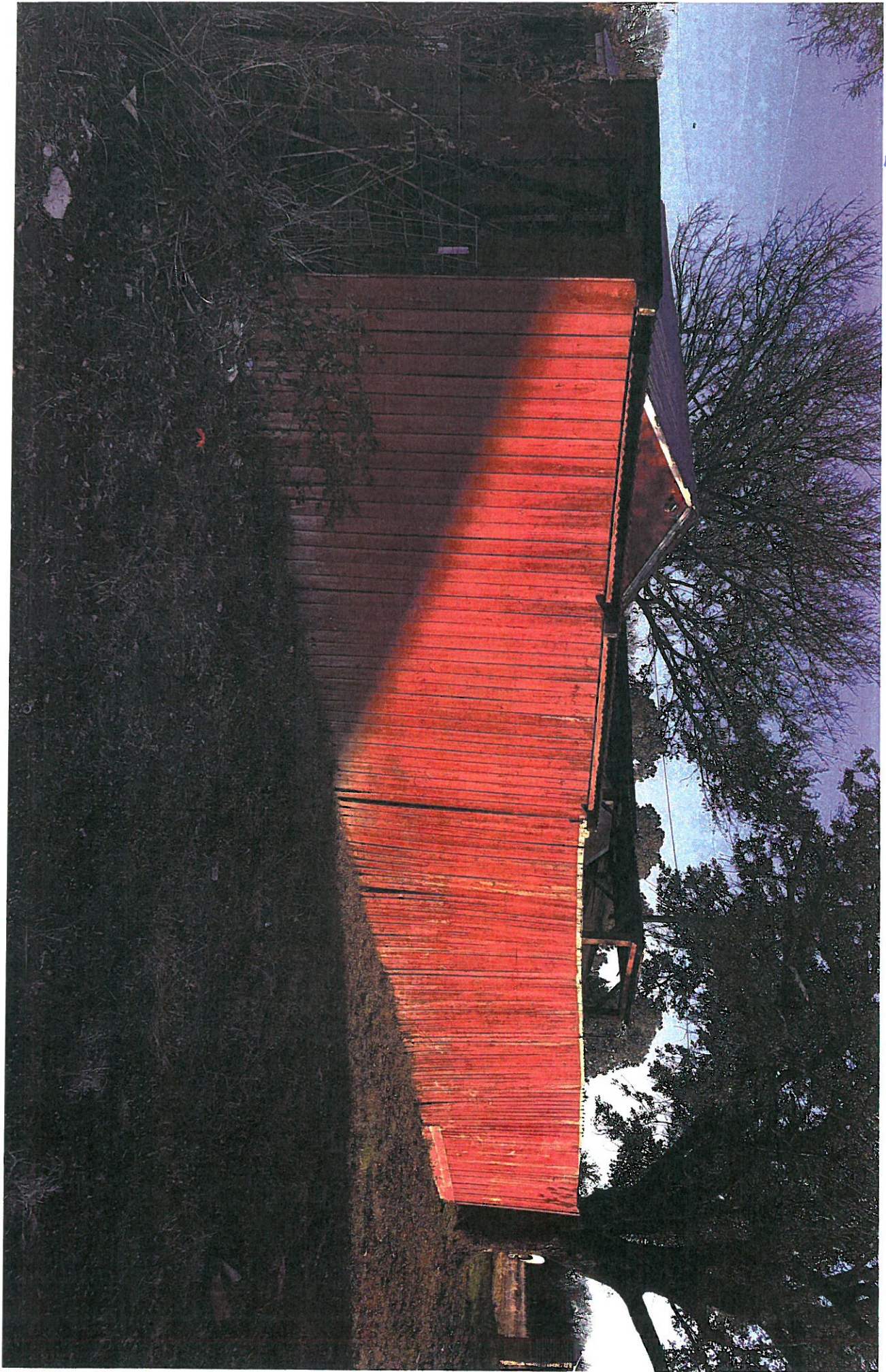
Legend

- 1/4\"/>

Note: 1) This survey was performed with the benefit of The Commission of No. 402001794 issued on April 5, 2018. 2) Surveyor's signature will appear in red ink on certified copies and shall bear the surveyor's impression and on the blue right-hand corner of the sheet. 3) Subject property is affected by any and all notes, deeds, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. 4) This survey is intended for the accurate use of the herein related owner, purchaser, the company and/or mortgage company only and the survey is made in accordance with the Surveyor's knowledge of the 67 numbers shown herein as provided by the above stated information. Any further use of the survey for subsequent purposes or other the stated intent of this survey without the Surveyor's knowledge is a violation of Federal Copyright law. 5) Copies heretofore recorded in Cabinet F, Book 72 of the Plat Records of Rockwall County, Texas. 6) This survey is made on the east line of the Rockwall Lakeside Church of Christ Addition, as addition to the City of Rockwall as recorded in Cabinet A, Book 131 of the Plat Records of Rockwall County, Texas. 7) The above flood insurance rate maps do not apply to the property and/or structures may be free from flooding or flood damage. On occasion, greater floods may occur and flood heights may be increased by man-made or natural modifications to the drainage of said FWA. 8) Enclosed to this Survey Company as recorded in Plat No. 78, Page 508 of the Deed Records of Rockwall County, Texas is a balance statement and may affect subject tract.

Boundary Survey
28.94 Acres
Rockwall Lakeside Church of Christ Addition
E.M. Elliott Survey, Abstract No. 77
City of Rockwall, Rockwall County, Texas
May 27, 2018

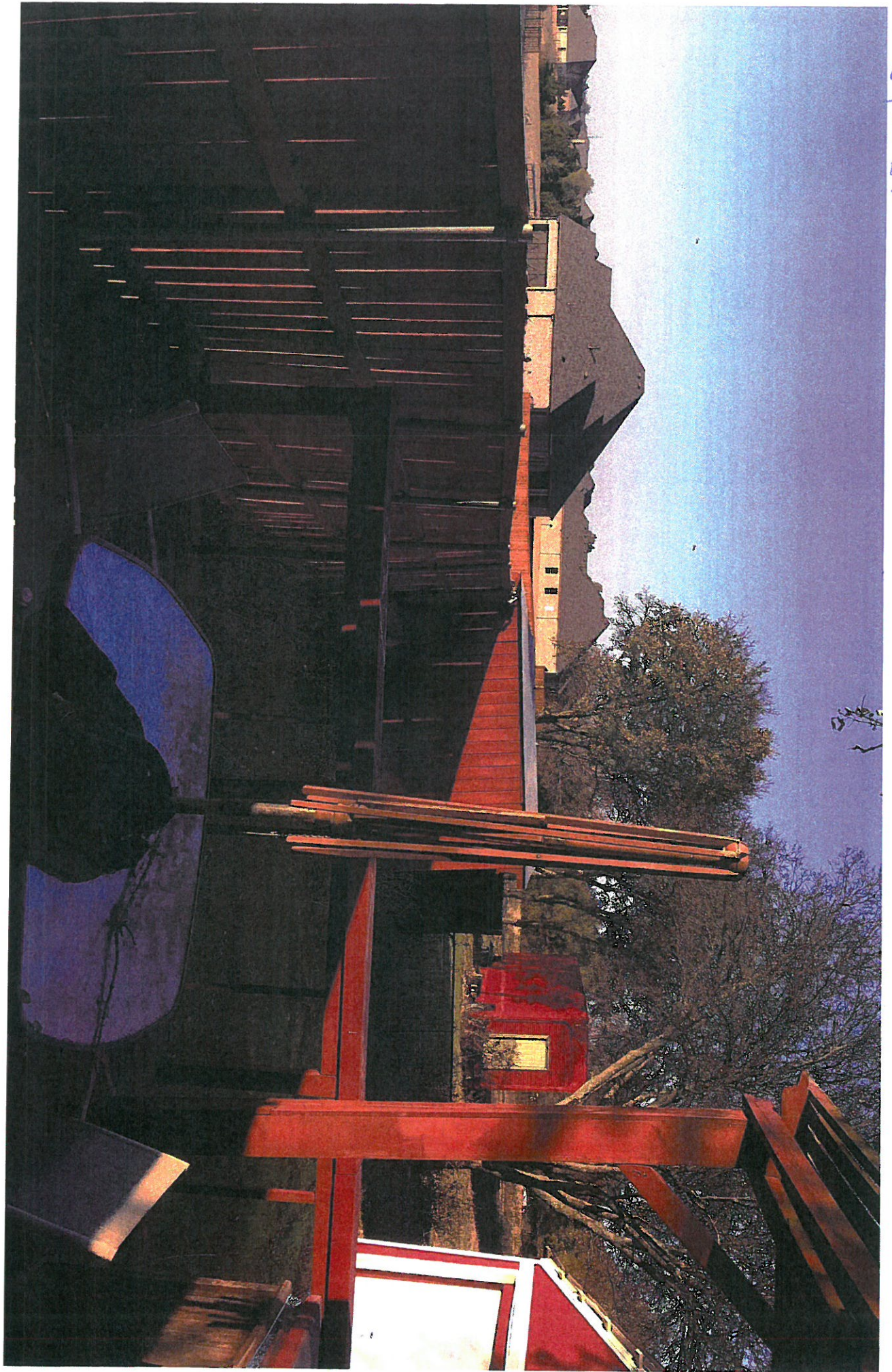
Glas Land Surveying
2114 N. 158th Blvd. City, Texas 75008
Office: (972) 499-2004 Fax: (972) 547-2626
www.glaslandsurveying.com
TSPS Firm No. 10743075



EX. "E"

P. 143

ENCLOSURE
STRUCTURE



EX. "E"

p. 243

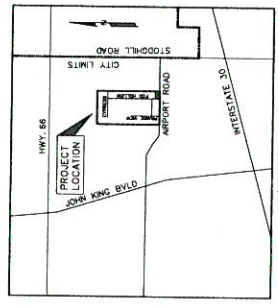
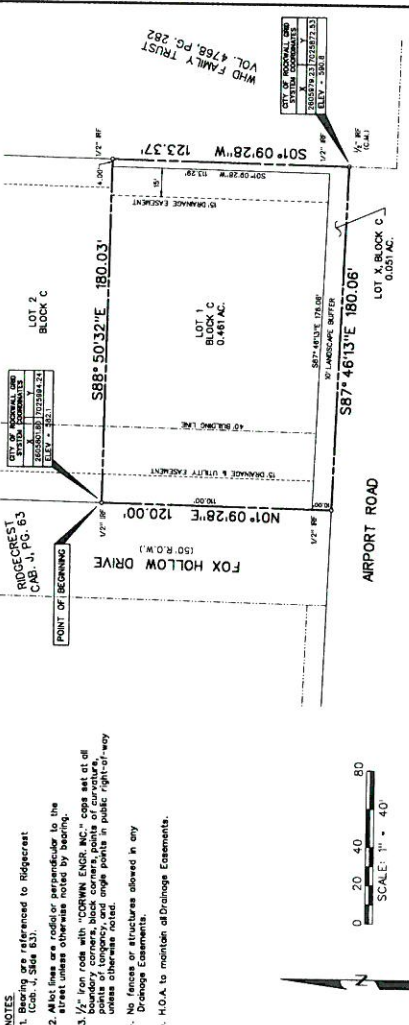
ENCROACHMENT
STRUCTURE



EX. "E"
P. 343
ENCLOSURE
STRUCTURE

LOT 1, BLOCK C REPLAT

EXHIBIT "F"



OWNER'S CERTIFICATE

NOTARY PUBLICS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF ROCKWALL, TEXAS, and whose names is attached to the foregoing instrument, do hereby certify that the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

WITNESS OUR HANDS, this _____ day of _____, 2016.

WARREN L. CORWIN
Notary Public in and for the State of Texas

LEGAL DESCRIPTION

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 of Ridgecrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Lot 1, being in the east line of Fox Hollow Drive (150' R.O.W.), to a distance of 120.00 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE South 87°46'13\"/>

NOTICE

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water sewer and storm drainage systems have been accepted by the City. The approval of a plat which shall be approved, authorized or permitted by the City, shall not constitute an approval of the plat for water for personal use and fire protection within each plot, as required under Ordinance 80-34.

FINAL PLAT OF
LOT 1 BLOCK C
BEING 0.503 ACRES
BEING A REPLAT
OF
LOT 1 BLOCK C
OF
RIDGECREST
SITUATED IN THE
CITY OF ROCKWALL,
IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
WINSOR HOMES CUMBERLAND, L.L.C.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT X, BLOCK C.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plot shown hereon accurately represents the results of a survey made under my direction and supervision and all corners are as shown thereon and there are no errors or omissions in the plat shown hereon and that the same has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the _____ day of _____, 2016.

WARREN L. CORWIN
R.P.L.S. No. 4821

WARREN L. CORWIN
R.P.L.S. No. 4821

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

WARREN L. CORWIN
Notary Public in and for the State of Texas

DECEMBER 2019 SCALE 1" = 40'
CASE # P2019-XXX



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/30/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: MIS2019-017
Project Name: 405 Fox Hollow Drive
Project Type: MISCELLANEOUS
Applicant Name: ADAM BUCZEK
Owner Name: ADAM BUCZEK
Project Description:



RECEIPT

Project Number: MIS2019-017
Job Address: 405 FOX HOLLOW DR
ROCKWALL, TX 75087

Receipt Number: B87698

Printed: 12/18/2019 11:55 am

Fee Description	Account Number	Fee Amount
VARIANCE REQUEST	01-4280	\$100.00

Total Fees Paid:

\$100.00

Date Paid: 12/18/2019 12:00:00AM

Paid By: ADAM BUCZEK

Pay Method: CHECK 1285

Received By: AG



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.

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CITY ENGINEER:

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- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 405 FOX HOLLOW DRIVE

Subdivision RIDGECREST

Lot 1

Block C

General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORDINANCE 14-42

Current Use SF

Proposed Zoning NO CHANGE - JUST REPLAT FOR HOA USE

Proposed Use NO CHANGE BUT JUST NEED TO CREATE AN HOA LOT (+/- 200 SF)

Acreage 1/2 20,340 SF, w .5 AC

Lots [Current] 1

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 WINDSOR HOMES CUMBERLAND LLC

Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchester Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@slawburgcompany.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of DECEMBER, 20 19. 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 12th day of DECEMBER, 20 19.

Owner's Signature

Adam J. Buczek

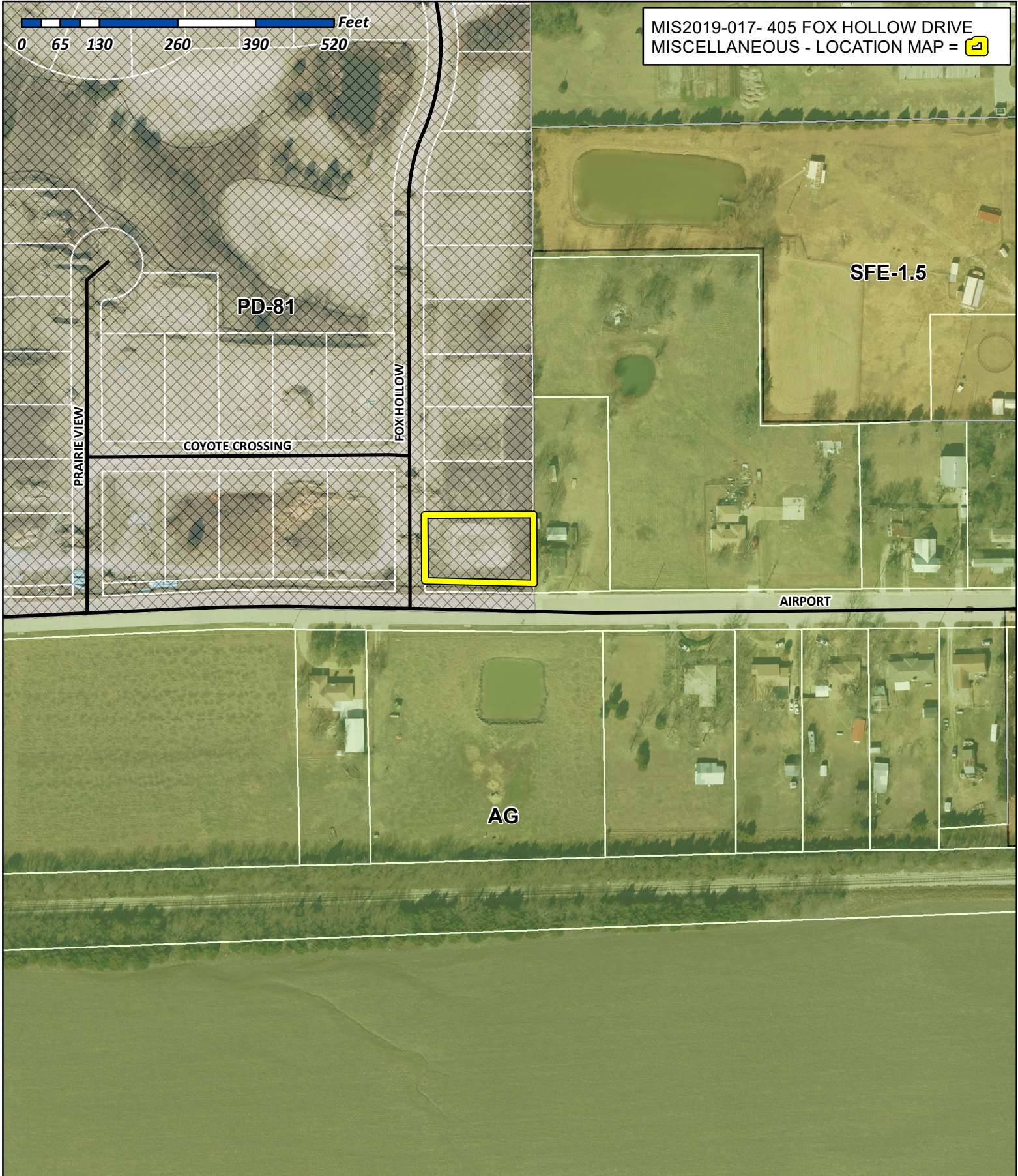
Notary Public in and for the State of Texas

Shannon Allen



My Commission Expires

1-3-23



City of Rockwall

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

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





Mr. Ryan Miller
Director of Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

December 12, 2019

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Windsor Homes expects to complete construction of the home for the homebuyer by February 2020. However, to be able to convey clear title to the homebuyer, an encroachment and fencing issue must be resolved.

As shown in the attached exhibits, there is an existing encroachment on the Lot from the neighboring property to the east that includes a shed, a wood fence, a patio and a hot tub. The total encroachment area is approximately 246 square feet (at strip about 3.5' wide by 70' long). Unfortunately, the owner of the property to the east recently passed away and the property is now in probate, and we have been unable to obtain confirmation and approval from the Trustee to remove these encroaching structures before the home must be closed to our buyer.

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However, this creates the fencing issue as the Ridgecrest Estates PD requires tubular steel fencing against HOA open spaces. While the title issue gets resolved with the replat, we need a variance for our buyer to allow solid wood fencing along the backyard fence and the new HOA open space that would be created with the replat.

Enclosed with this letter are the following exhibits to help illustrate the reasons for this request:

- Exhibit "A": Lot Survey showing the encroachment area
- Exhibit "B": Aerial
- Exhibit "C": Recorded Final Plat of Ridgecrest Estates with Lot 1, Block C highlighted
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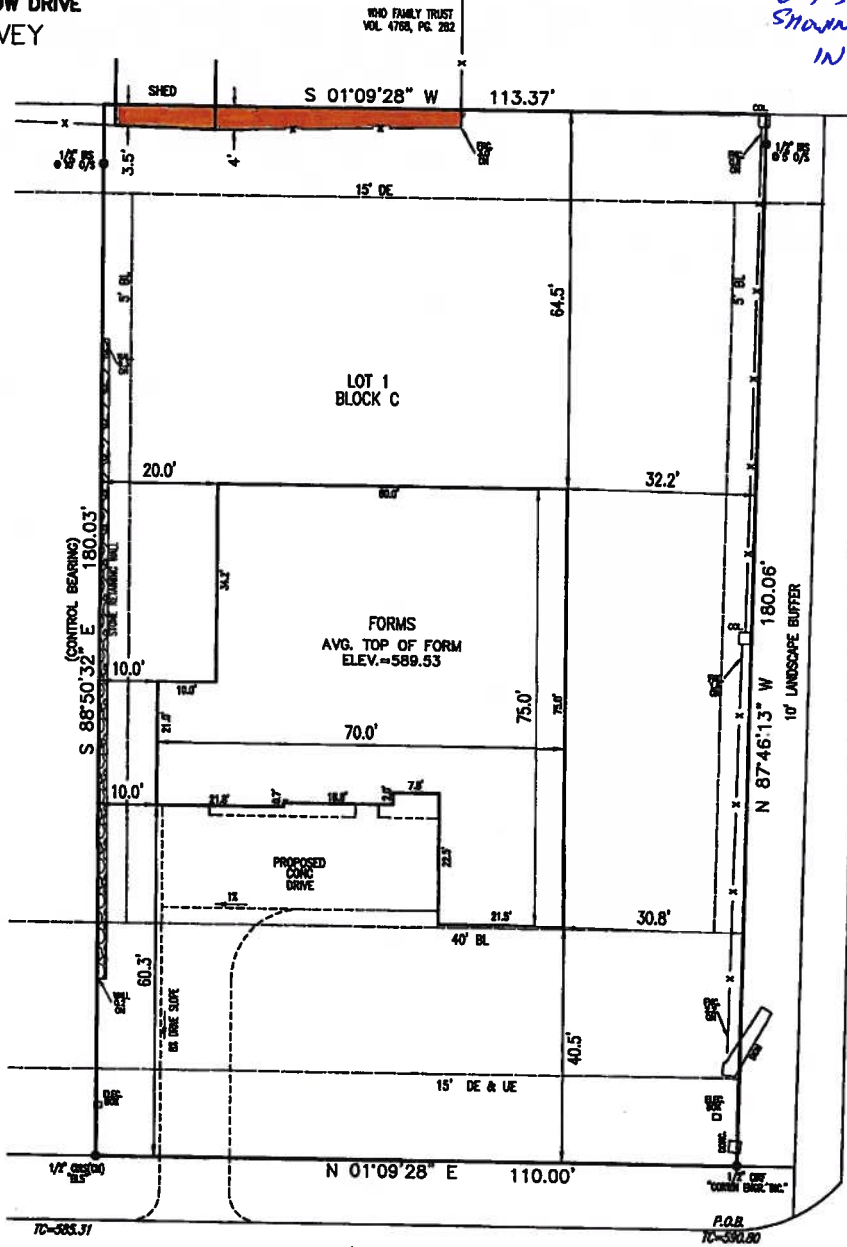
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405 FOX HOLLOW DRIVE
FORM SURVEY

EXHIBIT "A"
LOT SURVEY
SHOWING ENCROACHMENT AREA
IN ORANGE



405 FOX HOLLOW DRIVE
50' R.O.W.

CULVERTS NOT IN PLACE 8/7/2019

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

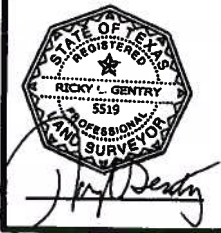
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FLOOD CERTIFICATION
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*Zone X (unshaded) Area determined to be outside the 0.2% annual chance floodplain.

Determination based on graphical scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor or surveying company.



I hereby certify that the forms are in place upon this lot according to the distances to property lines shown, and were determined from a survey made on the ground.

SURVEY DATE: 8/7/2019	
SCALE: 1" = 20'	
DRAWN BY: EEB	
JOB # 038-0301	
BLS JOB # 1902731-03	

WINDSOR

BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700

- LEGEND**
- BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRFS = IRON ROD SET
 - IR = IRON ROD
 - F = FENCE
 - X = DIRECTION OF FLOW

EXHIBIT "B"

TERMINAL



= ENCROACHMENTS AREA
 = LOT 1, Block C

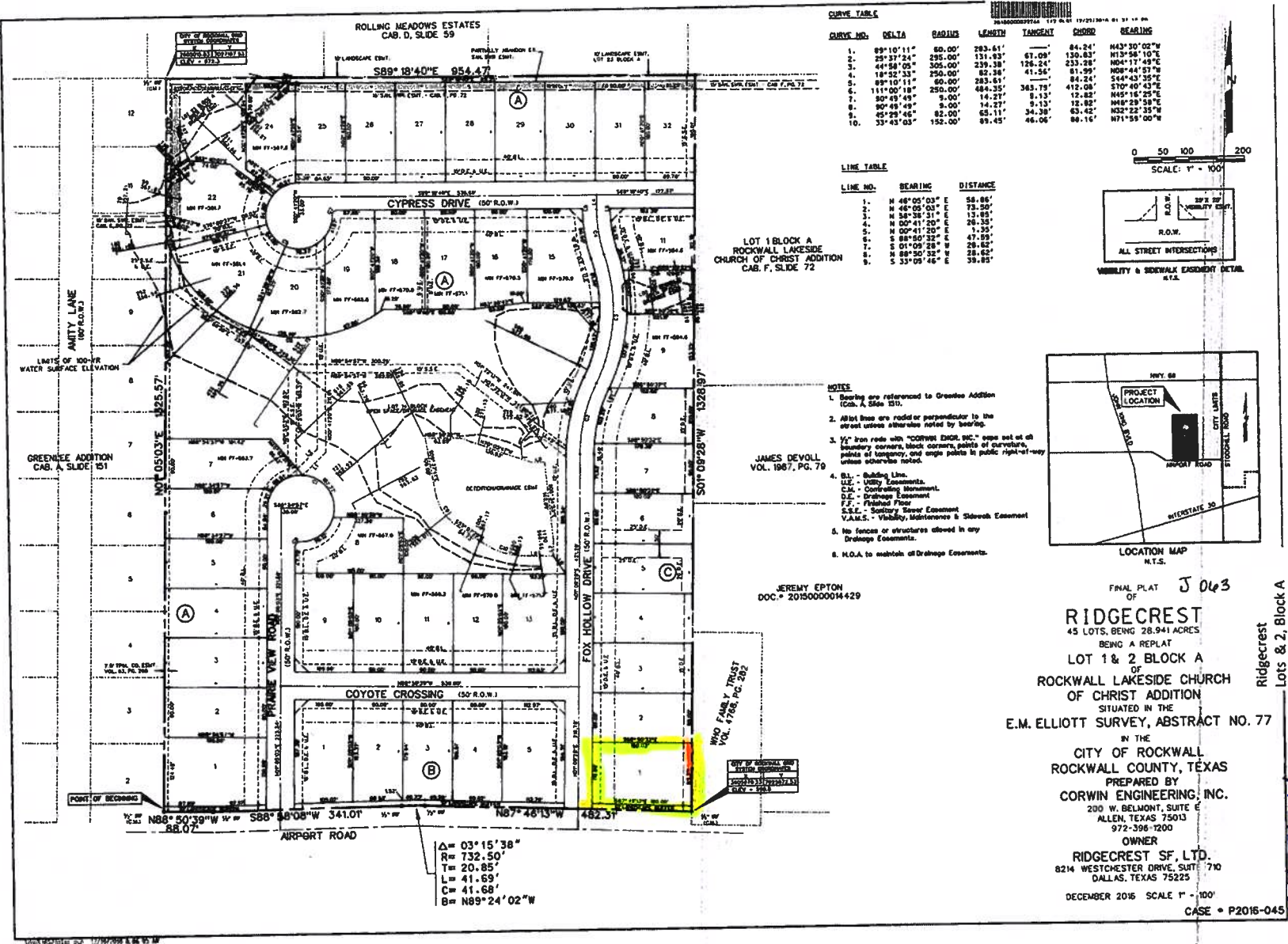


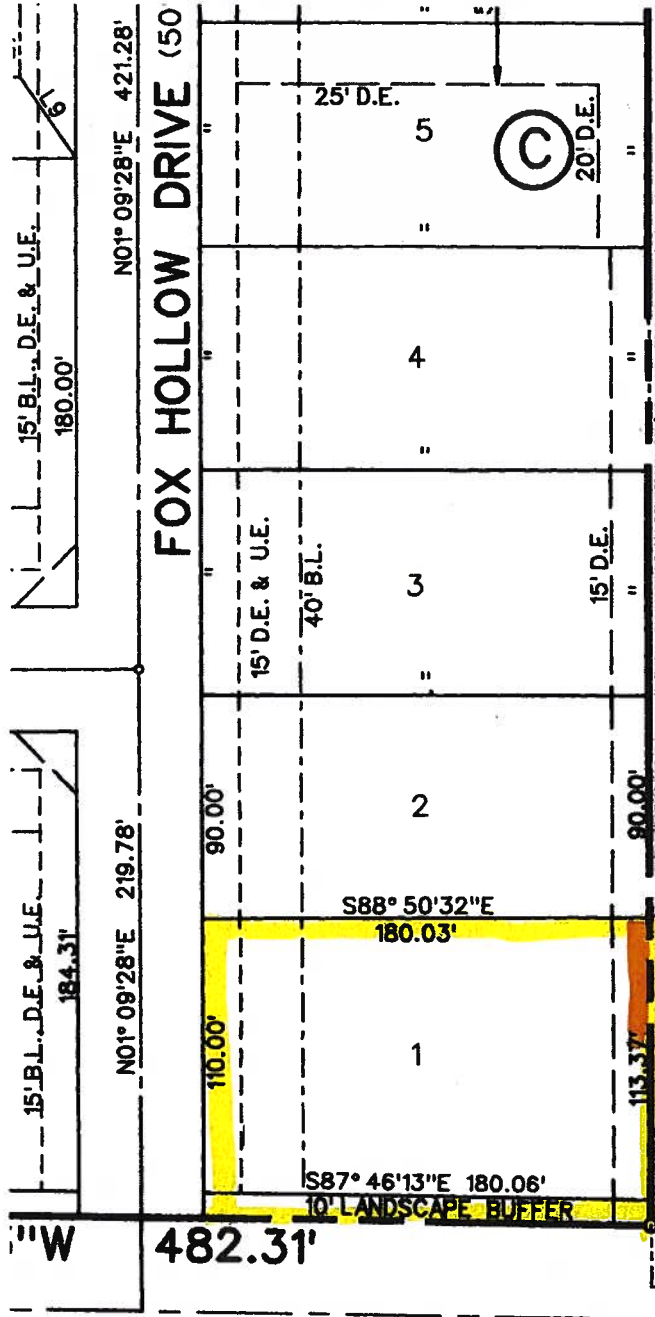
EXHIBIT "C"
 FINAL PLAT

Ridgecrest
 Lots & 2, Block A

EXHIBIT "C-2"

ZOOMED IN FINAL
PLAN EXHIBIT

JEREMY EP
DOC.# 2015000C



WHO FAMILY TRUST
VOL. 4768, PG. 282

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2605979.23	7025872.53
ELEV - 590.8	

- = LOT 1, BLOCK C
- = ENCROACHMENT AREA

EX: E"

P. 143

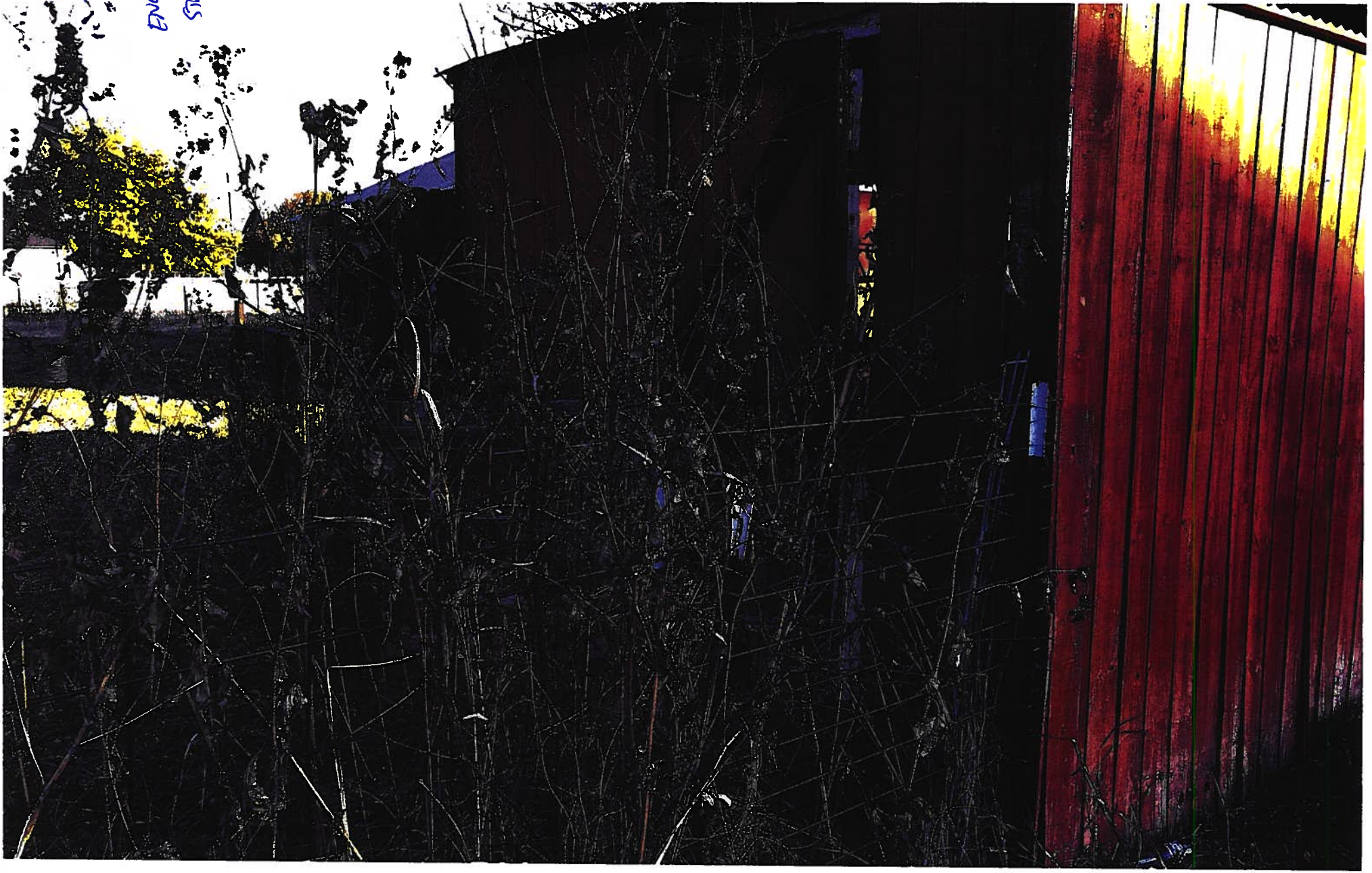
ENCLOSURE
STRUCTURE



EX. 'E'
P. 243
ENCOURAGEMENT
STRUCTURE



EX. "E"
P 343
ENCLOSURE
SPRINKLER



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL
 We, the undersigned owners of the land shown on this plat and designated herein as the LOT 1 BLOCK C out of RIDGECREST subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public, forever all streets, easements, drains, easements and other facilities thereon shown on the purpose and consideration therein expressed, as further certified that all been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way obstruct 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, inspection, purchase, maintenance, and other loading to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention drainage system is to be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.
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/sewer/drainage improvements with respect to the streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches, 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, whereby the city to make such improvements at prevailing private commercial rates, or have the owner, contractor or pay for the same out of the escrow deposit, should the developer 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 of 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 file a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the design and construction, guaranteeing the completion 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 actions 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, and our successors and assigns hereby waive any claim, demand, or cause of action that we may have as a result of the dedication of actions made herein.

WINSOR HOMES CUMBERLAND, L.L.C.
 a Texas limited liability company

Adam J. Buczek
 Authorized Signer

STATE OF TEXAS
 COUNTY OF

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK 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 consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public In and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, drainage systems have been accepted by the City. The approval of a plat by the city does not constitute any representation, opinion or guarantee that any building within such plat shall be reviewed, authorized or permit therefore issued, for shall such approval constitute any representation 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 83-34.

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

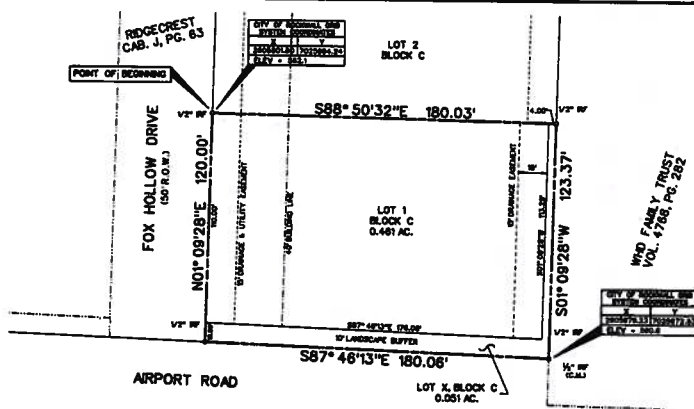
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

NOTES

1. Bearings are referenced to Ridgecrest (Cob. J, Side 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR, INC." cope set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. No fences or structures allowed in any Drainage Easements.
5. H.O.A. to maintain all Drainage Easements.



LEGAL DESCRIPTION

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out of Ridgecrest, an addition to the City of Rockwall, as described in Coblet J, Side 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINS, at a 1/2 inch iron rod found at the northwest corner of add Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88°50'32" East, along the north line of add Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northwest corner of add Lot 1;

THENCE, South 01°09'28" West, along the east line of add Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of Ridgecrest, being in the north line of Airport Road;

THENCE, North 87°48'13" West, along the south line of add Ridgecrest and the north line of add Airport Road, for a distance of 180.08 feet, to a 1/2 inch iron rod found intersection of the east line of add Fox Hollow Drive and the north line of add Airport Road;

THENCE, North 01°09'28" East, departing add north line and along the east line of add Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT X, BLOCK C.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2018.

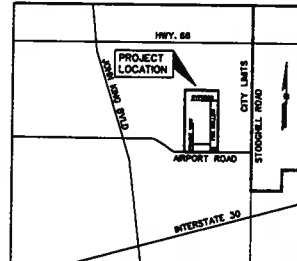
WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas



LOCATION MAP
 N.T.S.

FINAL PLAT
 OF

LOT 1 BLOCK C

BEING 0.503 ACRES

BEING A REPLAT

LOT 1 BLOCK C

OF

RIDGECREST

SITUATED IN THE

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-398-1200

OWNER

WINSOR HOMES CUMBERLAND, L.L.C.

8214 WESTCHESTER DRIVE, SUITE 710

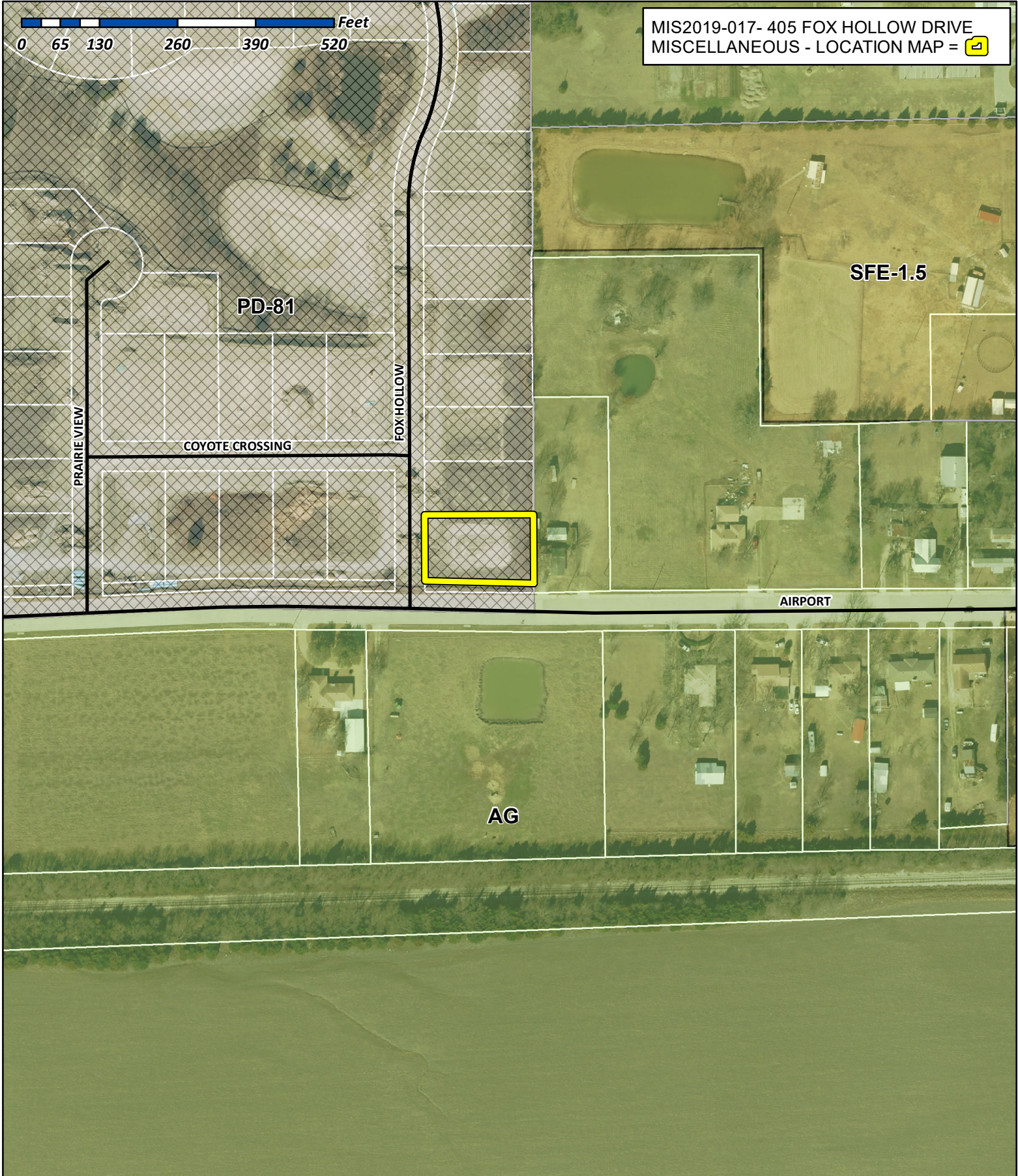
DALLAS, TEXAS 75225

DECEMBER 2019 SCALE 1" = 40'

CASE • P2019-XXX

Lot 1, Block C REPLAT

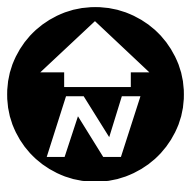
EXHIBIT 'F'



City of Rockwall

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

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

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Subdivision RIDGECREST

Lot 1

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General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

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Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchester Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@slawburgcompany.com

E-Mail

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Owner's Signature

Adam J. Buczek

Notary Public in and for the State of Texas

Shannon Allen



My Commission Expires

1-3-23



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385 S. Goliad Street
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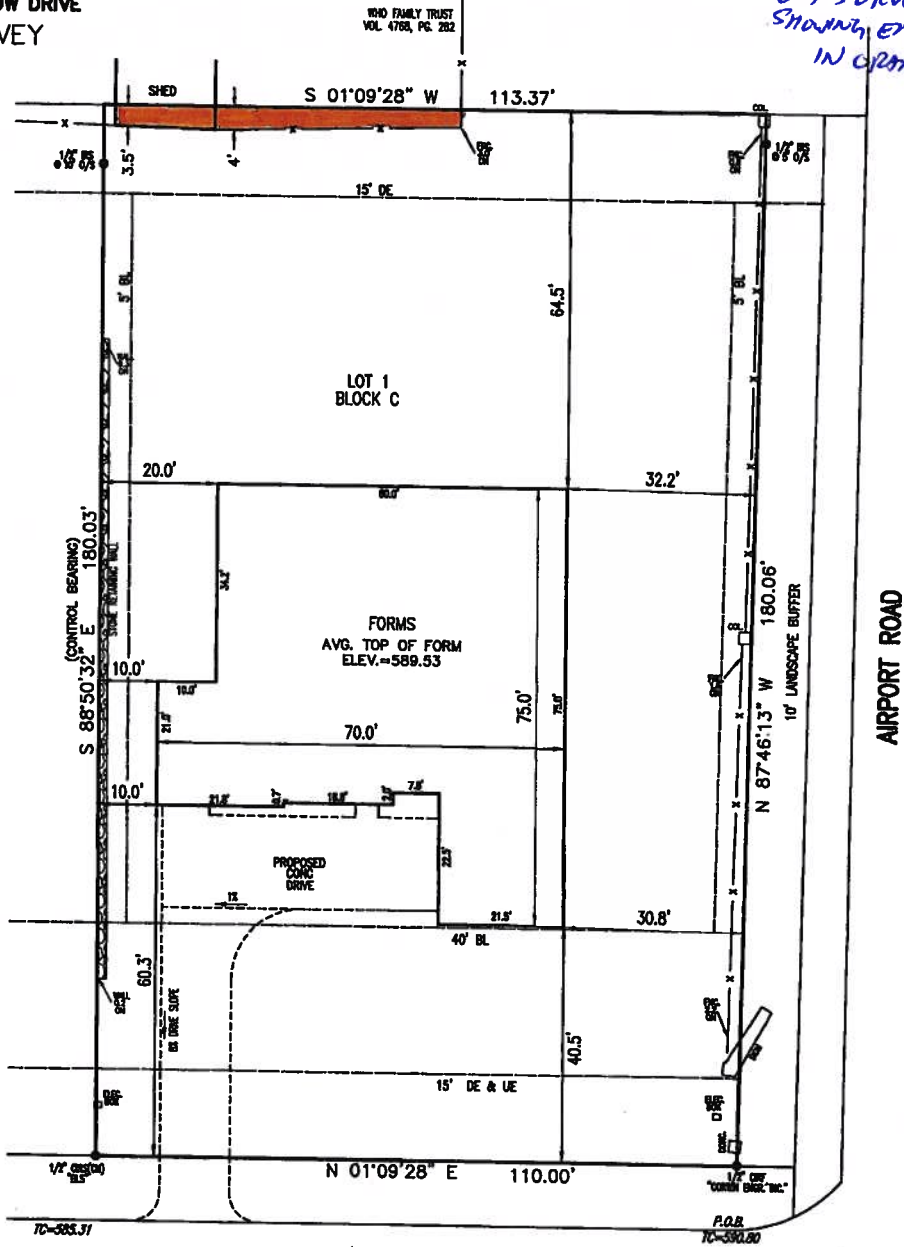
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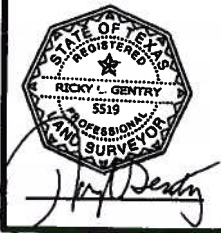
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WINDSOR

BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
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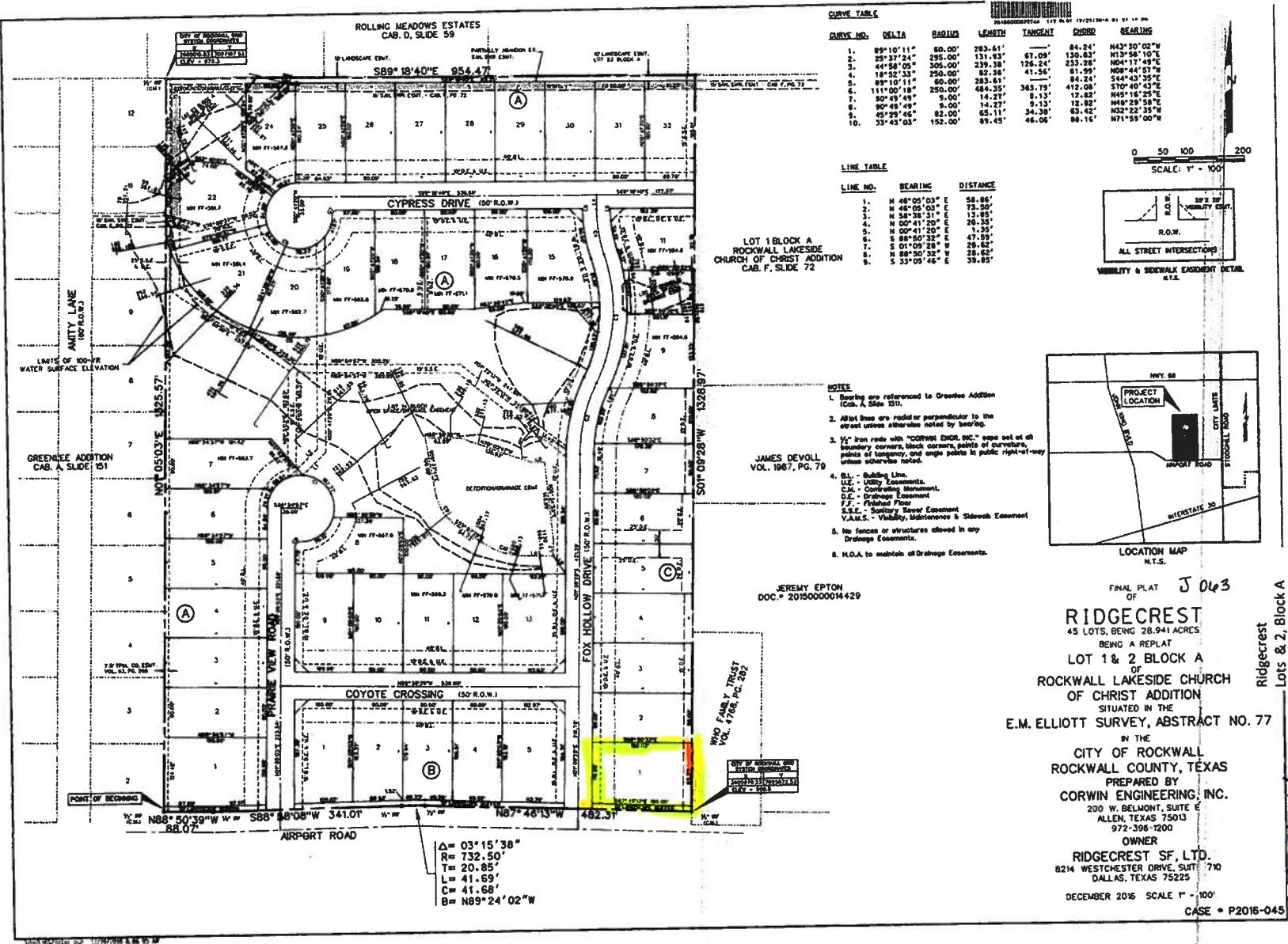
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- BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRFS = IRON ROD SET
 - IR = IRON ROD
 - F = FENCE
 - X = DIRECTION OF FLOW

EXHIBIT "B"

TERMINAL



= ENCROACHMENTS AREA
 = LOT 1, BLOCK C

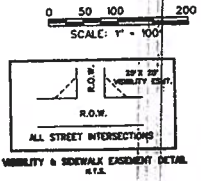


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	89°10'11"	60.00'	283.61'	84.24'	84.24'	N43°30'02"W
2.	25°37'24"	235.00'	131.03'	61.08'	130.83'	N13°54'10"E
3.	44°54'28"	305.00'	239.38'	126.24'	233.28'	N04°17'49"E
4.	18°52'33"	250.00'	82.38'	41.56'	81.99'	N08°44'57"E
5.	89°10'11"	60.00'	283.61'	84.24'	84.24'	S44°43'35"E
6.	111°00'18"	250.00'	484.35'	363.79'	412.08'	S70°40'43"E
7.	80°49'49"	9.00'	14.27'	8.13'	12.82'	N45°14'26"E
8.	90°48'48"	9.00'	14.27'	8.13'	12.82'	N45°23'58"E
9.	45°29'46"	82.00'	65.11'	34.38'	63.42'	N32°22'35"W
10.	33°43'03"	152.00'	89.45'	46.06'	88.16'	N71°53'00"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 46°05'03" E	58.86'
2.	N 46°05'03" E	73.50'
3.	N 36°38'31" E	13.89'
4.	N 00°41'20" E	26.50'
5.	N 00°41'20" E	1.30'
6.	S 88°50'32" E	47.99'
7.	S 01°09'28" E	28.52'
8.	S 88°50'32" E	28.52'
9.	S 33°05'46" E	39.85'



- NOTE**
- Bearing are referenced to Greenlee Addition (Cob. A. Slide 131).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" Iron rods with "CORWEN ENGR. INC." were set at all boundary corners, block corners, points of curvature, points of tangency, and angle points to public right-of-way unless otherwise noted.
 - U.L. - Building Line.
 U.E. - Utility Easements.
 C.M. - Controlling Monument.
 D.E. - Drainage Easement.
 F.F. - Finished Floor.
 S.S.E. - Sanitary Sewer Easement.
 V.A.M.S. - Visibility, Maintenance & Showroom Easement.
 - No fences or structures allowed in any Drainage Easements.
 - N.O.A. to maintain all Drainage Easements.

JEREMY EPTON
 DOC.# 2015000004429

WHO FAMILY TRUST
 VOL. 4768, PG. 282

FINAL PLAT OF **J 043**
RIDGECREST
 45 LOTS, BEING 28.941 ACRES
 BEING A REPLAT
 LOT 1 & 2 BLOCK A
 OF
 ROCKWALL LAKESIDE CHURCH
 OF CHRIST ADDITION
 SITUATED IN THE
 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-398-1200
 OWNER
 RIDGECREST SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 DECEMBER 2016 SCALE 1" = 100'
 CASE # P2016-045

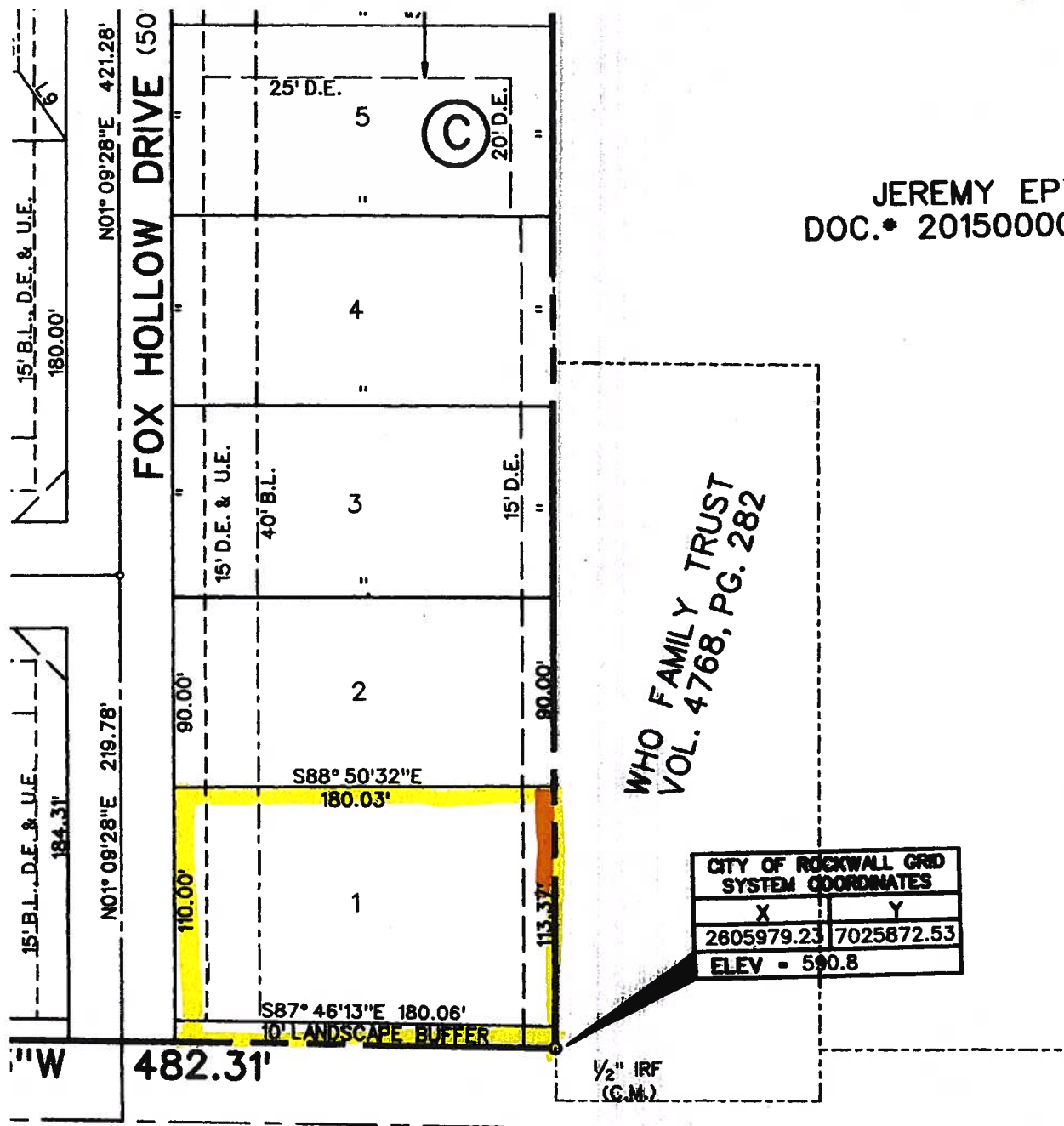
Ridgecrest
 Lots & 2, Block A
 EXHIBIT "C"
 FINAL PLAT

Δ = 03°15'38"
 R = 732.50'
 T = 20.85'
 L = 41.69'
 C = 41.68'
 B = N89°24'02"W

EXHIBIT "C-2"

ZOOMED IN FINAL
PLAN EXHIBIT

JEREMY EP
DOC.# 2015000C



WHO FAMILY TRUST
VOL. 4768, PG. 282

= LOT 1, BLOCK C

= ENCROACHMENT AREA

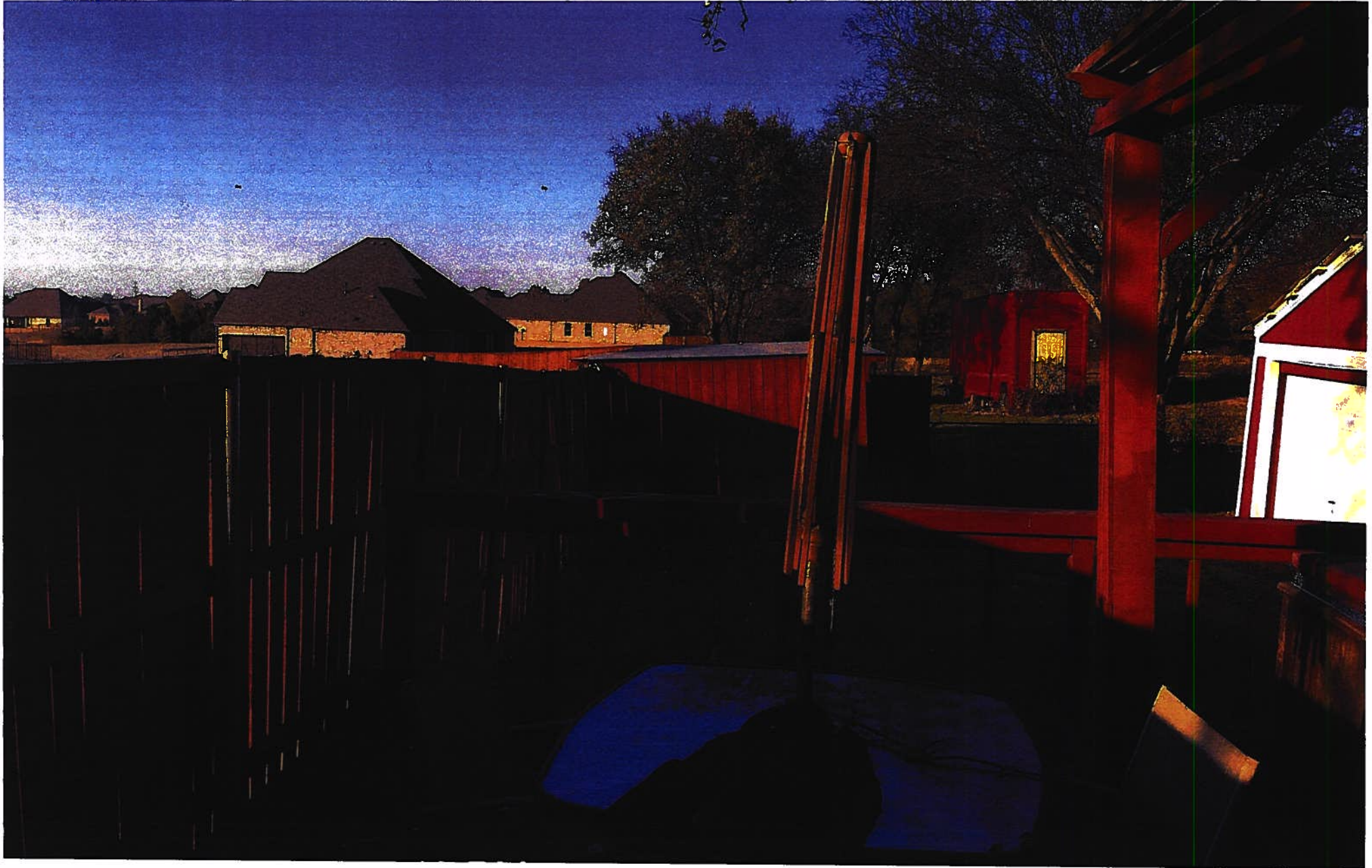
EX: E"

P. 143

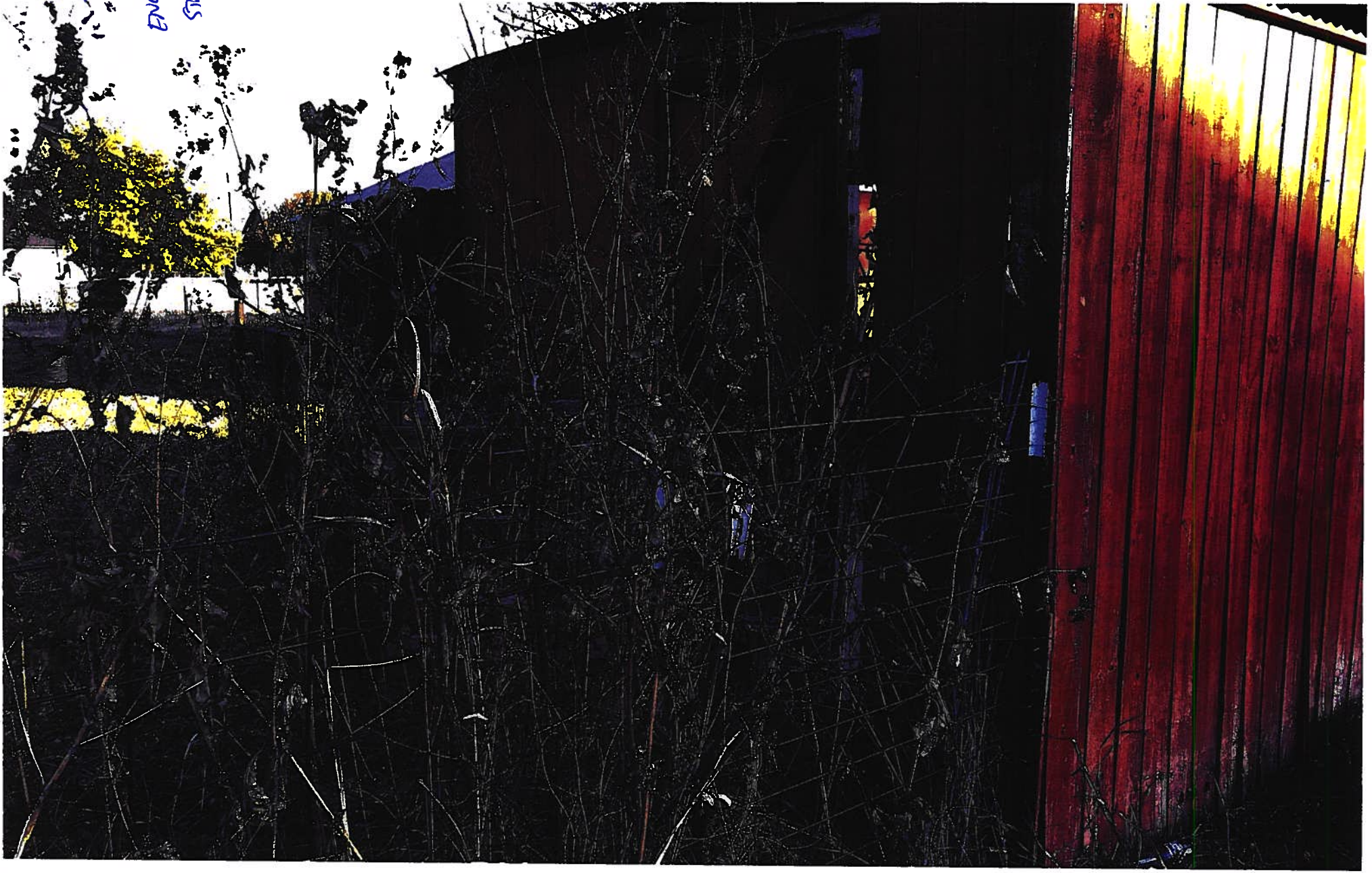
ENCLOSURE
STRUCTURE



EX. 'E'
P. 243
ENCOURAGEMENT
STRUCTURE



EX. "E"
P 343
ENCLOSURE
SPRINKLER



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CITY OF ROCKWALL
 We, the undersigned owners of the land shown on this plat and designated herein as the LOT 1 BLOCK C out of RIDGECREST subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public, forever all streets, easements, drains, easements and other facilities thereon shown on the purpose and consideration therein expressed, as further certified that all been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way obstruct 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, inspection, purchase, maintenance, and other loading to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention drainage system is to be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.
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 regarding drainage improvements with respect to the streets on the street or streets on which property, drains, including the correct installation of storm structures, storm sewers, and ditches, 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, whereby the city to make such improvements at prevailing private commercial rates, or have the owner, contractor or pay for the same out of the escrow deposit, should the developer 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 of 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 file a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the design and construction, guaranteeing the completion 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 actions 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, and our successors and assigns hereby waive any claim, demand, or cause of action that we may have as a result of the dedication of actions made herein.

WINSOR HOMES CUMBERLAND, L.L.C.
 a Texas limited liability company

Adam J. Buczek
 Authorized Signer

STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK 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 consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public In and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, drainage systems have been accepted by the City. The approval of a plat by the city does not constitute any representation, opinion or guarantee that any building within such plat shall be reviewed, authorized or permit therefore issued, for shall such approval constitute any representation 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 83-34.

Planning & Zoning Commission Date _____

APPROVED _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

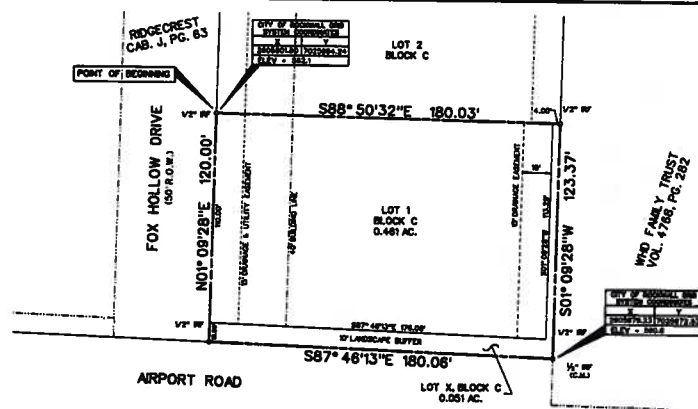
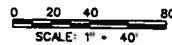
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

NOTES

1. Bearings are referenced to Ridgecrest (Cob. J, Side 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR, INC." cope set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. No fences or structures allowed in any Drainage Easements.
5. H.O.A. to maintain all Drainage Easements.



LEGAL DESCRIPTION

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out of Ridgecrest, an addition to the City of Rockwall, as described in Coblet J, Side 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINS, at a 1/2 inch iron rod found at the northwest corner of add Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88°50'32" East, along the north line of add Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northwest corner of add Lot 1;

THENCE, South 01°09'28" West, along the east line of add Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of Ridgecrest, being in the north line of Airport Road;

THENCE, North 87°48'13" West, along the south line of add Ridgecrest and the north line of add Airport Road, for a distance of 180.08 feet, to a 1/2 inch iron rod found intersection of the east line of add Fox Hollow Drive and the north line of add Airport Road;

THENCE, North 01°09'28" East, departing said north line and along the east line of add Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT X, BLOCK C.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2018.

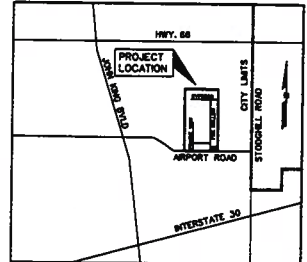
WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas



FINAL PLAT OF
LOT 1 BLOCK C
 BEING 0.503 ACRES
 BEING A REPLAT
LOT 1 BLOCK C
 OF
RIDGECREST
 SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-398-1200
OWNER
WINSOR HOMES CUMBERLAND, L.L.C.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225

DECEMBER 2019 SCALE 1" = 40'
 CASE # P2019-XXX

Lot 1, Block C REPLAT

EXHIBIT "F"



January 2, 2020

ATTN:

ADAM BUCZEK
8214 WESTCHESTER DRIVE, SUITE 710
Dallas, TX 75225

RE: MISCELLANEOUS (MIS2019-017), 405 Fox Hollow Drive

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 12/30/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On December 30, 2019, the Planning and Zoning Commission approved a motion to approve a variance request to the standards of Planned Development District No. 85 (PD-85) to allow for a wood fence as requested. The motion was approved by a vote of 4-0, with Commissioners Moller, Fishman, and Womble absent.

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely,



David Gonzalez, AICP
Planning and Zoning Manager
Planning & Zoning Department
City of Rockwall, TX