



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-008 P&Z DATE 2/20/19 CC DATE 3/12/19 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 checked="" 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 checked="" 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. 2019-008

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 (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 705 PETERS COLONY ST.
 Subdivision SANGER BROS Lot 2 Block A
 General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SP Current Use SF
 Proposed Zoning SF Proposed Use SF
 Acreage 0.46 ACRES Lots [Current] 1 Lots [Proposed] 4

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input checked="" type="checkbox"/> Owner <u>JEANIFFER OSORNIO</u>	<input checked="" type="checkbox"/> Applicant <u>KEVIN OSORNIO</u>
Contact Person <u>NOHEMA ESTRADA</u>	Contact Person <u>220 CRAWFORD</u>
Address <u>705 LAKESIDE DR</u>	Address _____
City, State & Zip <u>ROCKWALL TX 75082</u>	City, State & Zip <u>ROYSE CITY TX 75189</u>
Phone _____	Phone <u>972-672-7978</u>
E-Mail _____	E-Mail <u>OKOKOKOKO95@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin Osornio [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of Feb, 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 15 day of February, 20 19.

Owner's/Applicant's Signature

Kevin Osornio

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires

2-28-21



**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: 2/15/2019

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, 02/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/26/2019 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: P2019-008
Project Name: Lots 1-4, Block A, N.E. & J.O. Addition
Project Type: PLAT
Applicant Name: KEVIN OSORNIO
Owner Name: SLATER, RODNEY E
Project Description:



RECEIPT

Project Number: P2019-008
Job Address: 705 PETERS COLONY

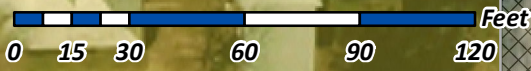
Receipt Number: B84023
Printed: 2/19/2019 10:23 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 300.00

Total Fees Paid:

\$ 300.00

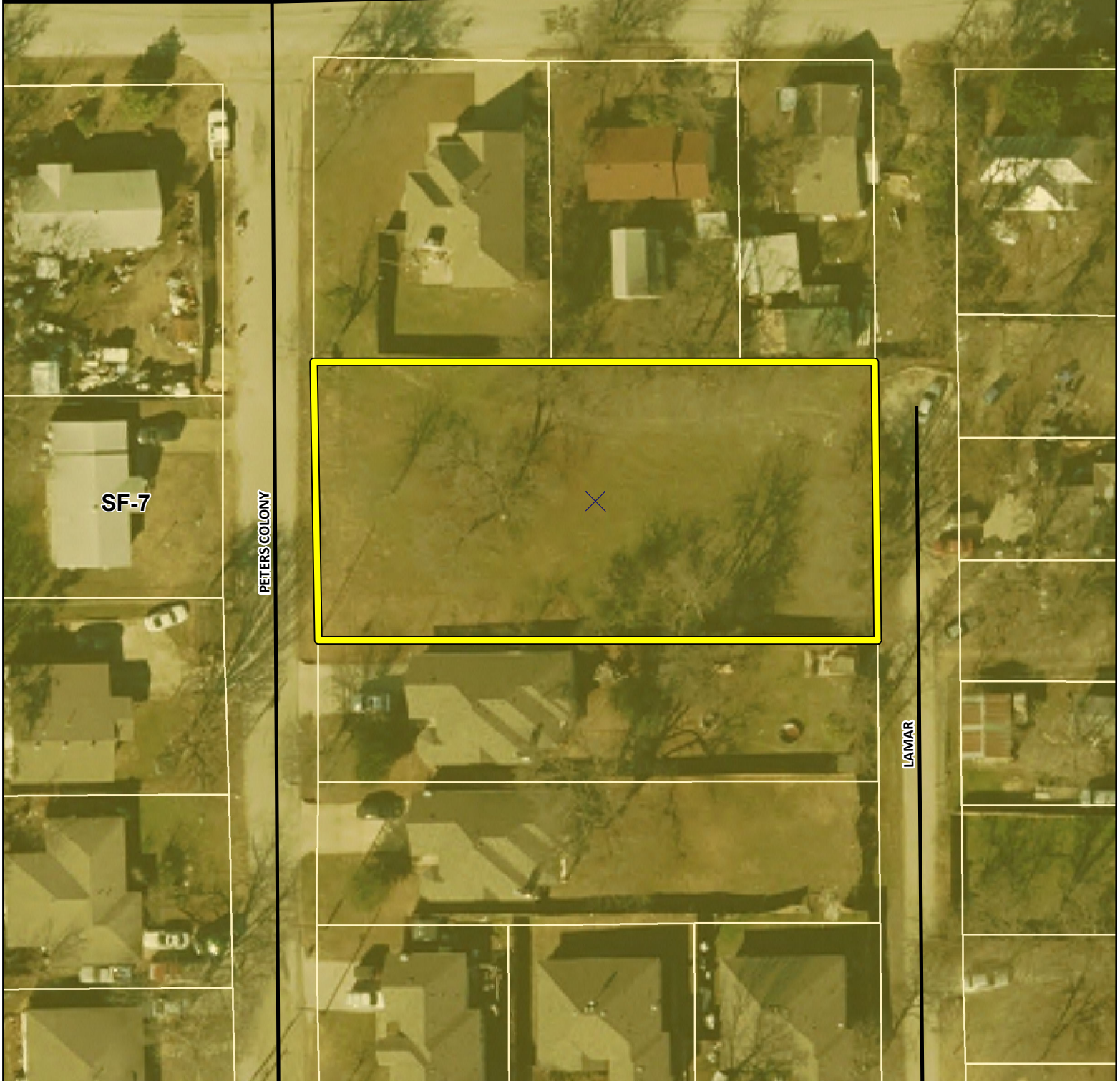
Date Paid: 2/19/2019 12:00:00AM
Paid By: KEVIN OSORNIO
Pay Method: CHECK 1057
Received By: LM



P2019-008 - LOTS 1-4, BLOCK A, N.E. & J.O. ADDITION
REPLAT - LOCATION MAP =

PD-42

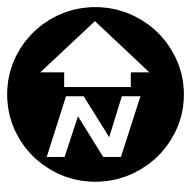
BOYDSTUN



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.



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

JEANIFFER OSORNIO _____

NOHEMA ESTRADA _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (4 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE WIRE	PP POWER POLE
GAS METER	PH PHONE HOSE
TEL. POLE	FH FIRE HYDRANT
ELEC. BODY	LP LIGHT POLE
SUBSURFACE METER	WATER METER
JUNCTION BOX	NON ROD FOUND (1 CORNER)
EXEMPT LINE	A/C AIR COND. UNIT
FENCE	PROPANE TANK

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

City of Rockwall Project Plan Review History



Project Number P2019-008	Owner SLATER, RODNEY E	Applied 2/15/2019	LM
Project Name Lots 1-4, Block A, N.E. & J.O. Addition	Applicant KEVIN OSORNIO	Approved	
Type PLAT		Closed	
Subtype REPLAT		Expired	
Status Staff Review		Status	

Site Address 705 PETERS COLONY	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision ROBBINS ADDITION	Tract 2	Block A	Lot No 2	Parcel No 4900-000A-0002-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
ENGINEERING	Sarah Hager	2/15/2019	2/22/2019	2/22/2019	7	COMMENTS	(2/22/2019 9:41 AM SH) - Add note 4 to the first page, "4. Property owner shall maintain, repair, and replace all drainage and detention easements." - Must include 20' Utility Esmt. 15' on north prop. 5' on south prop. - Must built 24' width of Lamar Street from Ross to Cul-De-Sac with approved fire truck turnaround. - Must construct 8" water line with an approved hydrant. Must loop line across property to Peter's Colony. - Impact Fees to be paid for extra taps.
FIRE	Ariana Hargrove	2/15/2019	2/22/2019	2/20/2019	5	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
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(The following items will need to be addressed in order to allow for construction on Lots 3 & 4.

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway.

Fire lanes shall have a width of 24-feet and a minimum vertical height clearance of 14-feet.

Fire lane shall be concrete with a minimum 6" thickness, 3,600 psi strength in accordance with City of Rockwall Engineering Design Standards.

Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type, and location of turnarounds are required to be approved by the Fire Marshal.

Public streets are considered fire lanes if they meet the above-listed requirements. It appears that Lot 3 & 4 will not have adequate access.

Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered.

GIS	Lance Singleton	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	2/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-008 Lots 1 - 4, Block A, N.E & J.O Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony						
For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.2 For reference, include the case number (P2019-008) in the lower right hand corner of all pages on future submittals.						
M.3 Please provide the easement information for the 10-foot utility easements or note that they will be dedicated with this plat.						
I.4 Please note, since Lots 3 and 4 front an alley (Lamar Street), developer may be required to pave Lamar Street from Ross to the north property line of Lot 4—						
I.5 Please note that Lots 3 and 4 do not have water. The water line that terminates at Ross and Lamar may need to be extended to the north property line of Lot 4 and/or tie into the 12-inch water line in Boydston—Developer will have to bore under Boydston.						
I.6 Please note, the sewer for Lots 3 and 4 is in Lamar Street (the alley).						
I.7 Lots 3 and 4 do not have fire protection (i.e. no firelane). Developer may be required to provide a fire hydrant and/or sprinkler the homes.						
I.8 Please note, the min SF for dwelling in the Southside Residential Overlay (SOV) District is 900 SF.						
M.9 Please provide all revisions by March 5, 2019						
M.10 This plat will be required to go to Park Board on March 5, 2019 for park fees to be assessed for 3 of the lots.						
I.11 No structures in easements.						
M.12 The development schedule is as follows:						
Feb 26, 2019-Planning and Zoning Worksession						
March 5, 2019-Park Board—						
March 12, 2019-Planning and Zoning Meeting						
March 18, 2019-City Council.						

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 2, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

I 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 also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curbs 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

JEANIFFER OSORNIO

NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
	Surveyed Area
	Right-of-Way
	Easement
	Enclosure
	Boundary Line
	Corner Mark
	Iron Rod
	Concrete Monument
	Wood Monument
	Survey Station
	Section Corner
	Township Corner
	Range Corner
	Meridian Corner

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

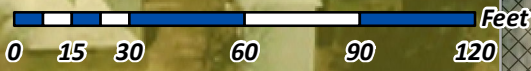
H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20'
CLIENT OSORNIO,LD

CITY CASE NO P2019-



P2019-008 - LOTS 1-4, BLOCK A, N.E. & J.O. ADDITION
REPLAT - LOCATION MAP =

PD-42

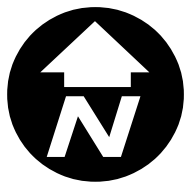
BOYDSTUN

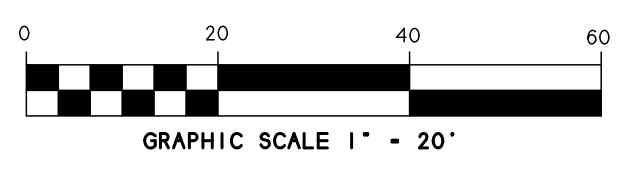
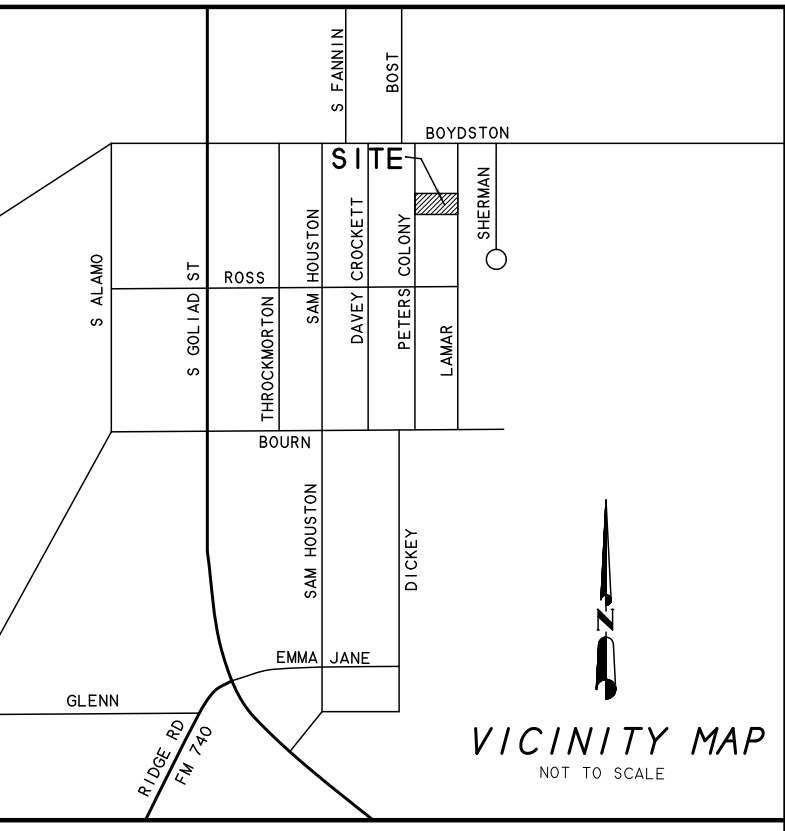
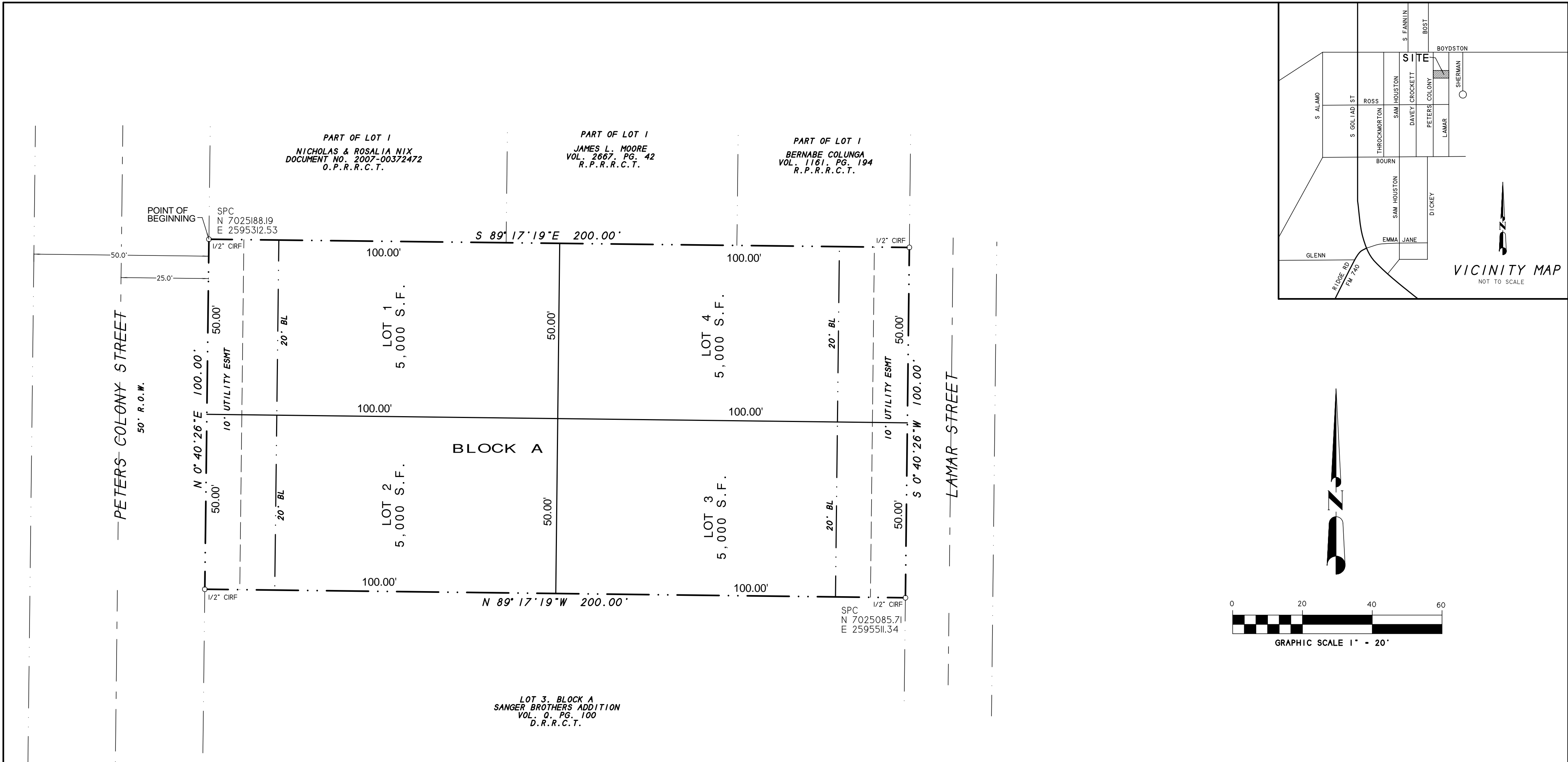


City of Rockwall

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

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FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (4 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

OWNER:
 JEANIFFER OSORNIO
 NOHEMA ESTRADA
 705 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND	
	TELEVISION
	GAS
	FIRE
	ELECTRIC METER
	ELECTRIC BOX
	SUBSURFACE
	EASERMENT LINE
	FENCE
	PUMP
	HYDRANT
	POWER POLE
	1/2" SF BOX ROD FOUND (CORNER)
	A/C UNIT
	PREFAB TANK

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
 SCALE 1" = 20' FILE # 20190047RP
 CLIENT OSORNIO

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

JEANIFFER OSORNIO _____

NOHEMA ESTRADA _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (4 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE WIRE	PP POWER POLE
GAS METER	PH FIRE HYDRANT
TEL. POLE	LP LIGHT POLE
PHONE HOSE	NON ROD FOUND (1 CORNER)
ELEC. BODY	WATER METER
ELEC. SUBSURFACE JUNCTION BOX	WATER METER
EXEMPT LINE	A/C UNIT
FENCE	PROPANE TANK

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO



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: March 12, 2019
APPLICANT: Kevin Orsonio
CASE NUMBER: P2019-008; *Lots 1 & 2, Block A, N. E. & J. O. Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 0.46-acre parcel of land for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Sanger Addition*) into two (2) lots (*i.e. Lots 1 & 2, Block A, N. E. & J. O. Addition*) in order to construct single-family homes on Lots 1 & 2. The subject property was annexed prior to 1959, is situated within the Southside Residential Neighborhood Overlay (SOV) District, and is zoned Single-Family 7 (SF-7) District.
- On March 5, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees; and
 - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$416.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in 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 of this plat 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*.

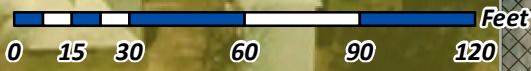
NOTIFICATIONS

On February 22, 2019, staff mailed notifications to 39 property owners/residents within 200-feet of the subject property in accordance with the requirements as stipulated by Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 1 & 2, Block A, N. E. & J. O. Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The developer shall be responsible for new water and sewer connections, which may include pavement removal and replacement along Peters Colony;
- (3) The developer shall be assessed impact fees for extra water and sewer connections for Lot 2; and
- (4) Any construction resulting from the approval of this site plan 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.



P2019-008 - LOTS 1-4, BLOCK A, N.E. & J.O. ADDITION
REPLAT - LOCATION MAP =

PD-42

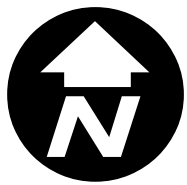
BOYDSTUN



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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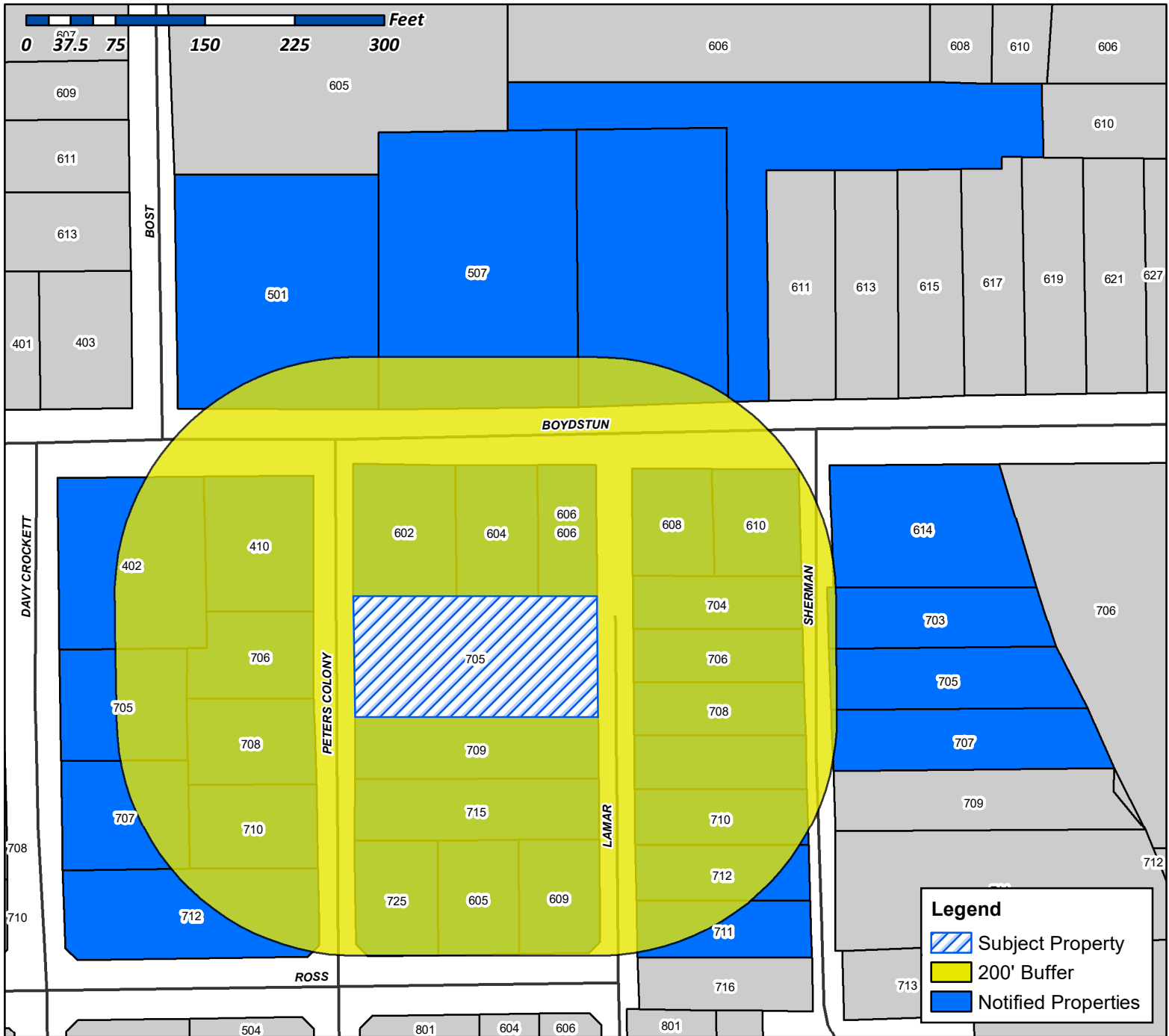
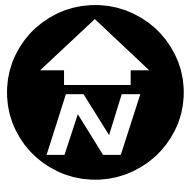




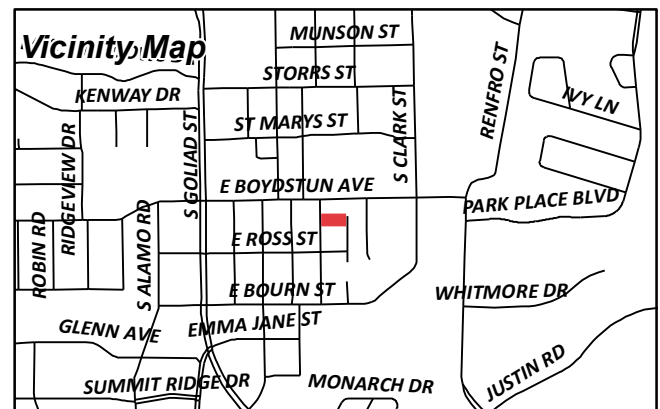
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Case Number: P2019-008
Case Name: Lots 1-4, Block A, N.E. & J.O. Addition
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 Peters Colony



Date Created: 2/19/2019
For Questions on this Case Call (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC
5221 BEACON LN
MCKINNEY, TX 75071

JACOBS J D
5961 CONNIE LN
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK
ROCKWALL, TX 75087

BOUAS MARAYA D & JEFFREY D
605 E ROSS STREET
ROCKWALL, TX 75087

GAMEZ DAVID
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

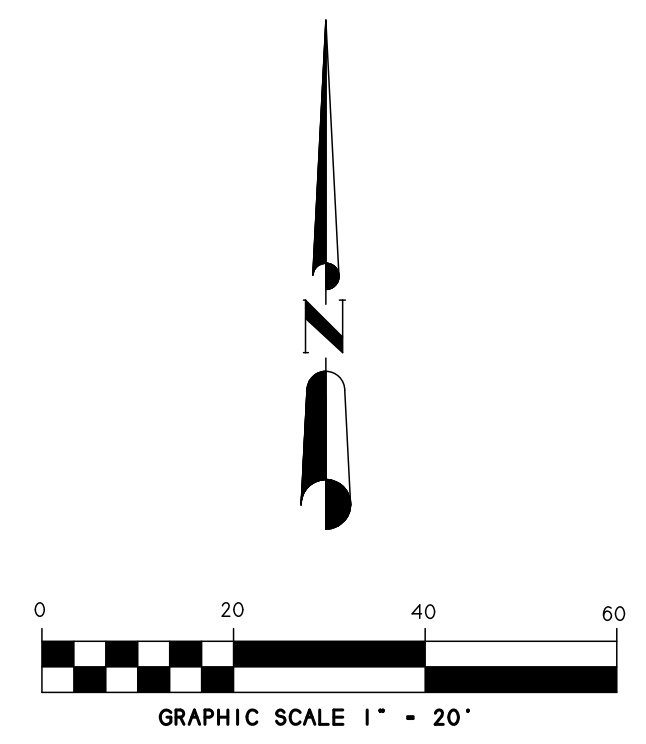
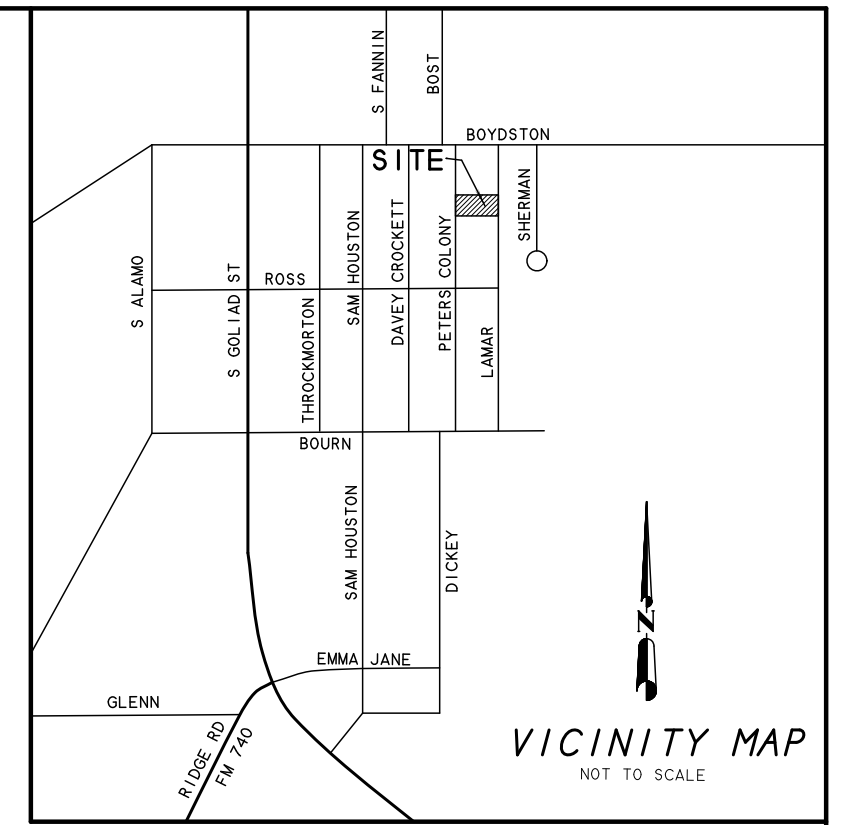
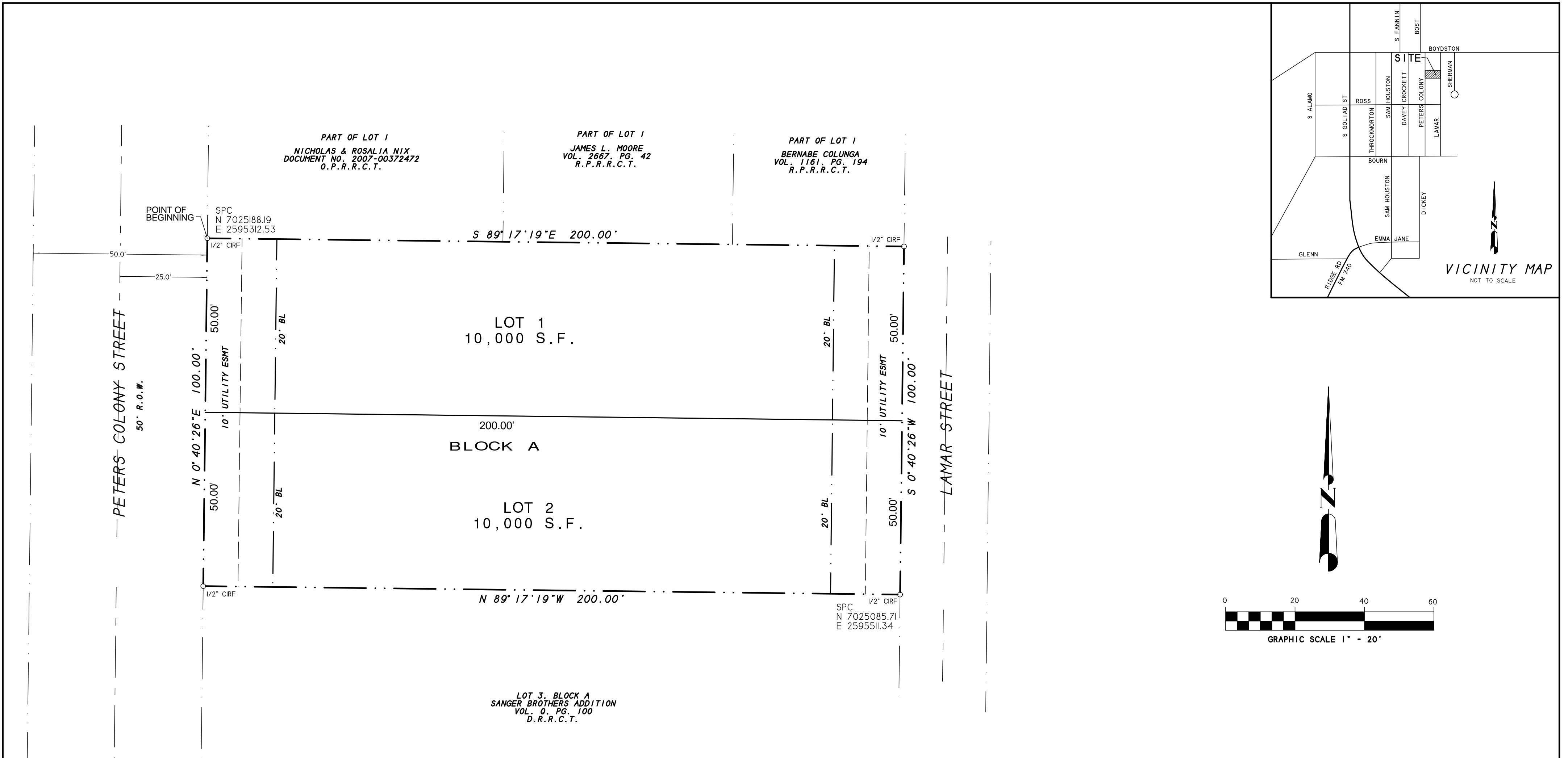
CURRENT RESIDENT
711 LAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087



FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (2 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

- NOTES**
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 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER SHALL MAINTAIN, REPAIR AND REPLACE ALL DRAINAGE AND DETENTION STRUCTURES.

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OWNER:
 JEANIFFER OSORNIO
 NOHEMA ESTRADA
 705 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND			
⊙	⊕	⊖	⊗
TV	GAS	TELE	FF
CABLE RISER	PHONE	HYDRANT	POWER
⊙	⊕	⊖	⊗
ELEC	ELEC	⊕	⊖
PETER	BOX	WATER	LP
ELECTRIC	SUBSURFACE	PETER	1/2" IR
JUNCTION BOX	PETER	POLE	IRON ROD FOUND
⊗	⊕	⊖	⊗
PROPERTY LINES	PROPERTY LINES	PROPERTY LINES	PROPERTY LINES

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
 SCALE 1" = 20' FILE # 20190047RP
 CLIENT OSORNIO

OWNER'S CERTIFICATE
(Public Dedication)

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COUNTY OF ROCKWALL

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THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

JEANIFFER OSORNIO

NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(2 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SYMBOL LEGEND											
⊙	TV	⊙	GAS	⊙	TEL	⊙	FI	⊙	FP	⊙	FR
⊙	TELEPHONE CABLE RISER	⊙	METER	⊙	PHONE RISER	⊙	HYDRANT	⊙	POLE	⊙	POLE
⊙	ELECTRIC METER	⊙	ELECTRIC BOX	⊙	WATER METER	⊙	LP	⊙	1/2" RP	⊙	IRON ROD FOUND (CORNER)
⊙	SUBSURFACE JUNCTION BOX	⊙	EXPERIMENT LINE	⊙	AR CONE	⊙	UNIT	⊙	PROPANE TANK	⊙	

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO



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: March 18, 2019
APPLICANT: Kevin Orsonio
CASE NUMBER: P2019-008; *Lots 1 & 2, Block A, N. E. & J. O. Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 0.46-acre parcel of land for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Sanger Addition*) into two (2) lots (*i.e. Lots 1 & 2, Block A, N. E. & J. O. Addition*) in order to construct single-family homes on Lots 1 & 2. The subject property was annexed prior to 1959, is situated within the Southside Residential Neighborhood Overlay (SOV) District, and is zoned Single-Family 7 (SF-7) District.
- On March 5, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees; and
 - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$416.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in 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 of this plat 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*.

NOTIFICATIONS

On February 22, 2019, staff mailed notifications to 39 property owners/residents within 200-feet of the subject property in accordance with the requirements as stipulated by Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

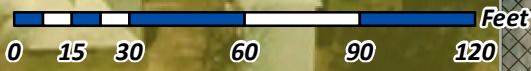
CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lots 1 & 2, Block A, N. E. & J. O. Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The developer shall be responsible for new water and sewer connections, which may include pavement removal and replacement along Peters Colony;
- (3) The developer shall be assessed impact fees for extra water and sewer connections for Lot 2; and
- (4) Any construction resulting from the approval of this site plan 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

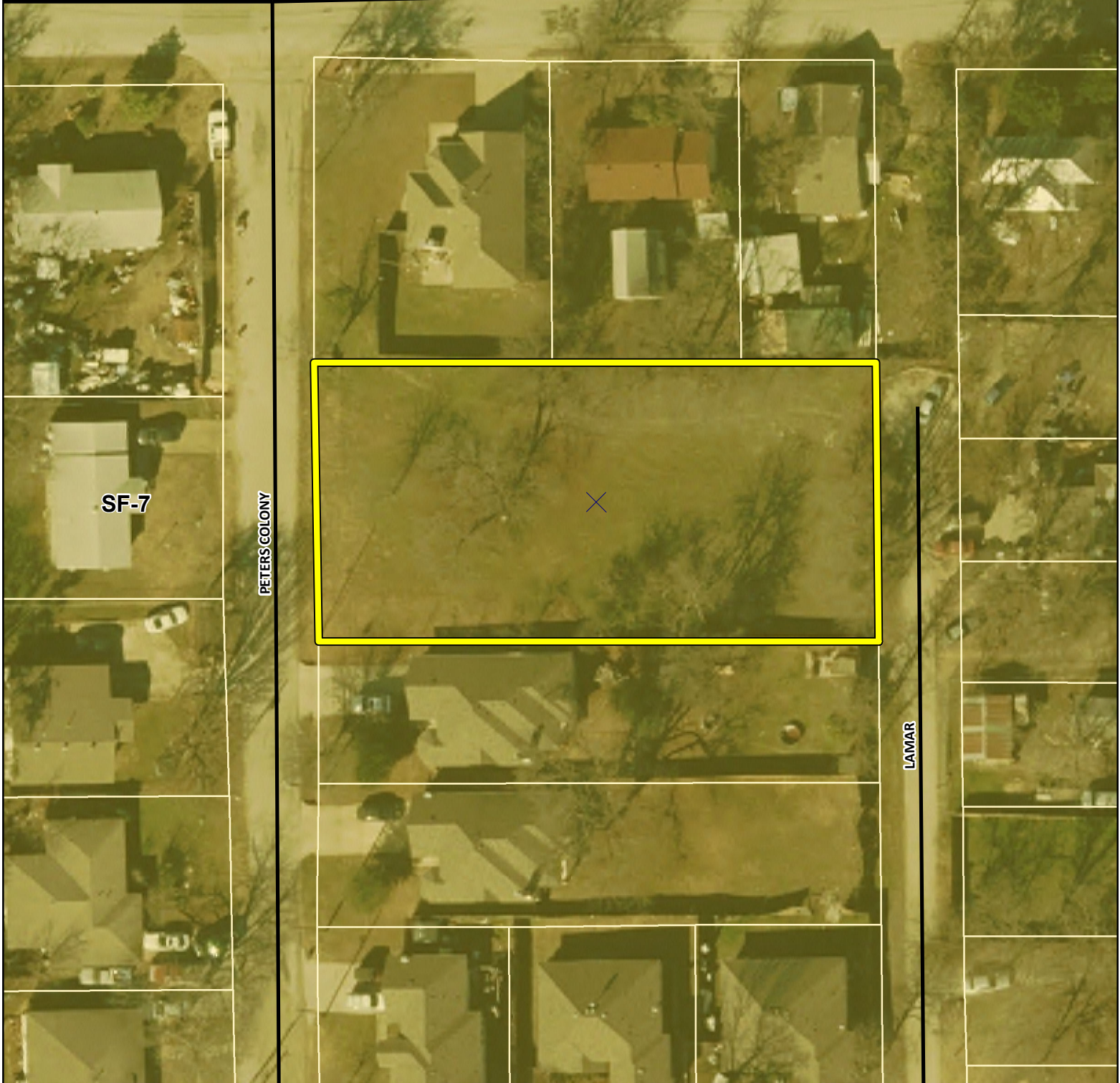
On March 18, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's Conditions of Approval passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.



P2019-008 - LOTS 1-4, BLOCK A, N.E. & J.O. ADDITION
REPLAT - LOCATION MAP =

PD-42

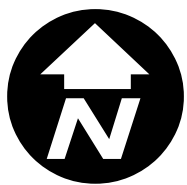
BOYDSTUN



City of Rockwall

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

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

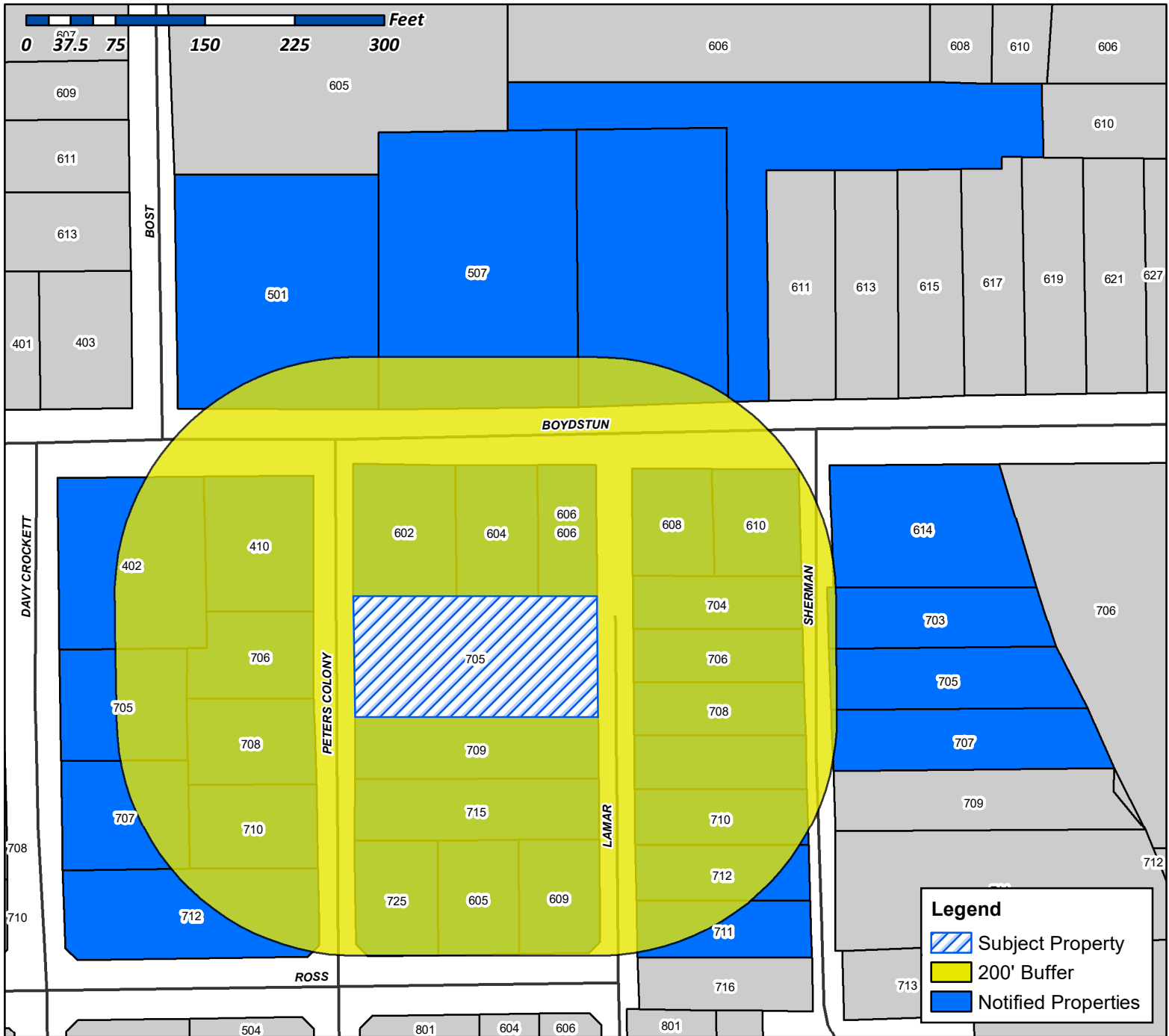
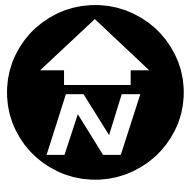




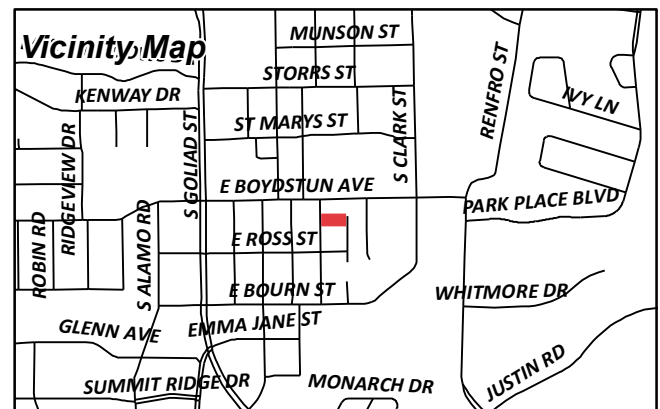
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: P2019-008
Case Name: Lots 1-4, Block A, N.E. & J.O. Addition
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 Peters Colony



Date Created: 2/19/2019
For Questions on this Case Call (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC
5221 BEACON LN
MCKINNEY, TX 75071

JACOBS J D
5961 CONNIE LN
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK
ROCKWALL, TX 75087

BOUAS MARAYA D & JEFFREY D
605 E ROSS STREET
ROCKWALL, TX 75087

GAMEZ DAVID
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

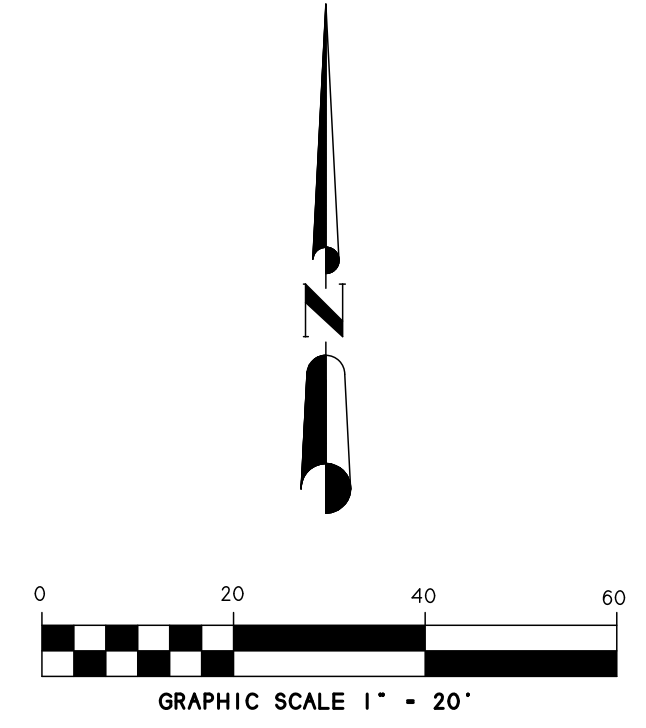
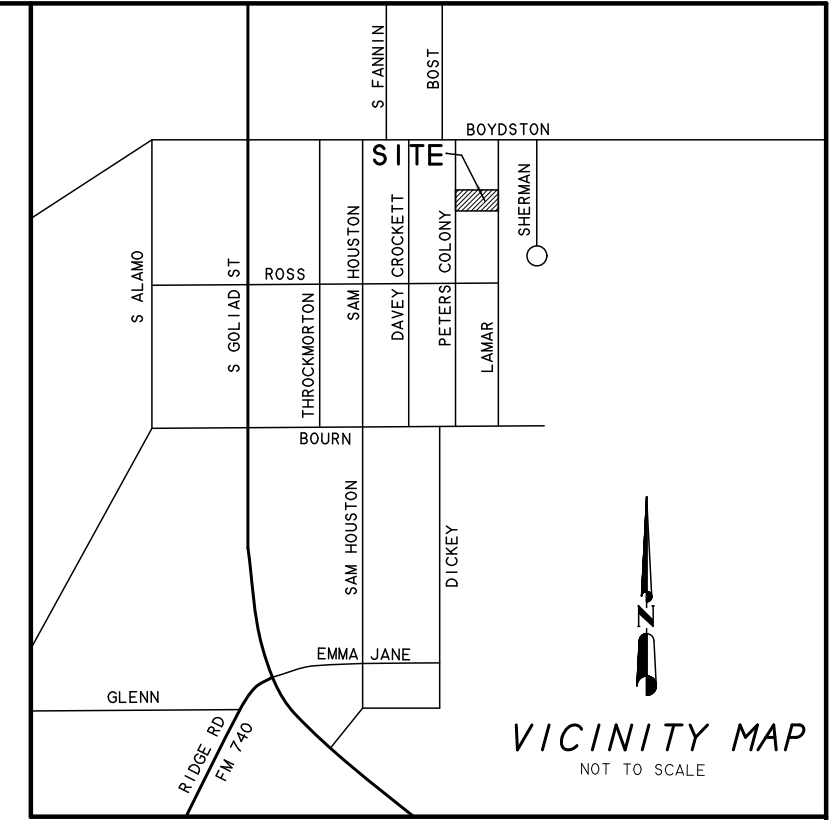
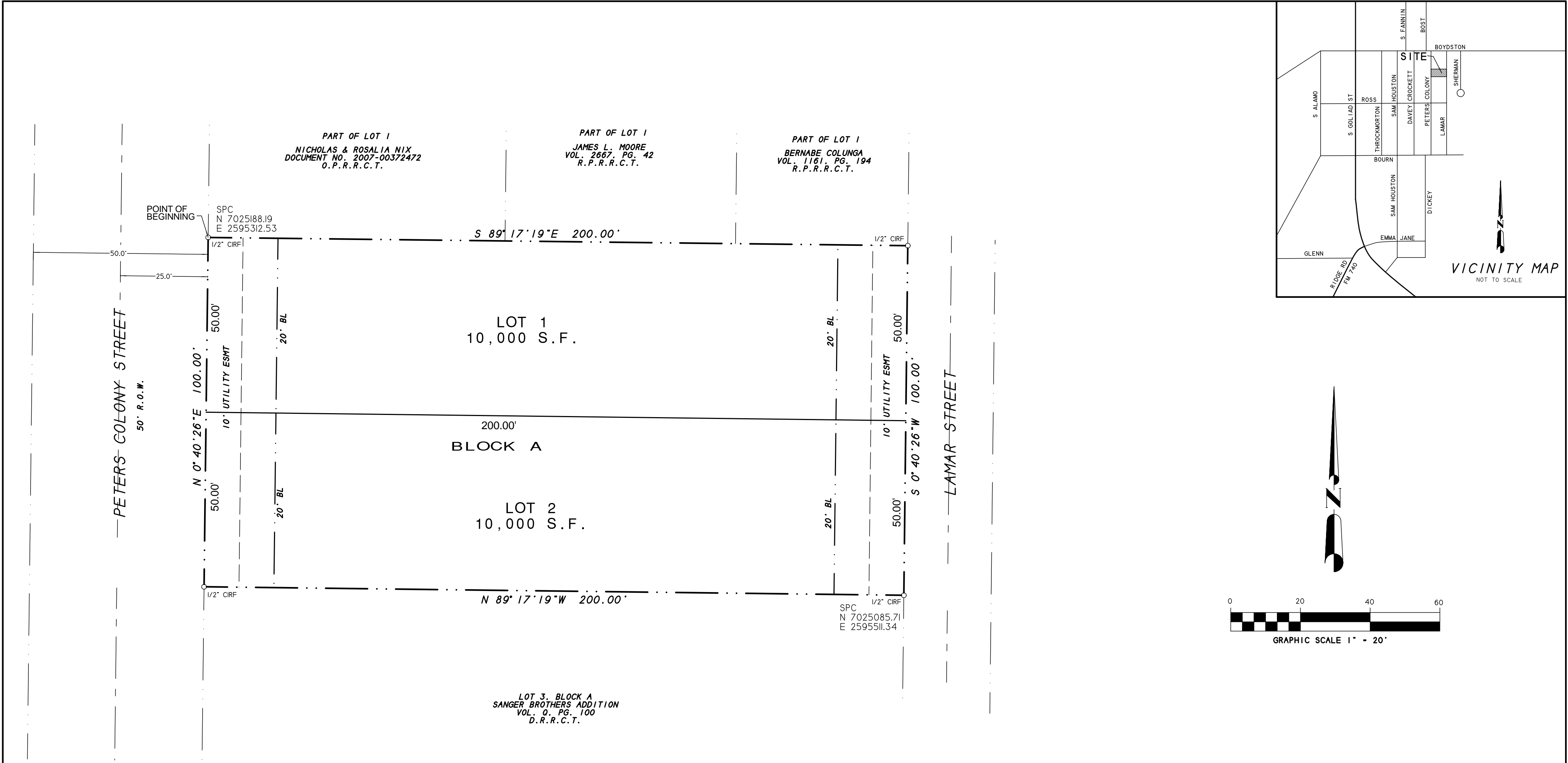
CURRENT RESIDENT
711 LAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087



FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (2 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER SHALL MAINTAIN, REPAIR AND REPLACE ALL DRAINAGE AND DETENTION STRUCTURES.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

OWNER:
 JEANIFFER OSORNIO
 NOHEMA ESTRADA
 705 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND			
TV	GAS	TEL	FF
CABLE RISER	PHONE	HYDRANT	POWER
METER	RISER	POLE	POLE
ELEC	ELEC	LP	1/2" IR
ELECTRIC	BOX	WATER	IRON ROD FOUND
METER	SUBSURFACE	METER	" CORNER "
JUNCTION BOX	POLE	POLE	
—X—	EASEMENT LINE	—	1/2" IR
FENCE	PROPERTY LINES	—	AMP CORO. UNIT
			PREPARE
			DATE

SURVEY DATE FEBRUARY 14, 2019
 SCALE 1" = 20' FILE # 20190047RP
 CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

JEANIFFER OSORNIO

NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(2 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SYMBOL LEGEND	
⊗	TV
⊙	TELEPHONE CABLE RISER
⊕	GAS METER
⊖	PHONE RISER
⊗	TEL. HYDRANT
⊙	USE POLE
⊕	FP
⊖	FRONT POLE
⊗	ELEC. BOX
⊙	ELEC. METER
⊕	WATER METER
⊖	LP LIGHT POLE
⊗	1/2" IRON ROD FOUND (CORNER)
⊙	IRON ROD FOUND (CORNER)
⊕	PROFANE MARK
⊖	PROFANE MARK
⊗	EXPERIMENT LINE
⊙	PROFANE MARK

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO



March 26, 2019

ATTN: KEVIN OSORNIO
KEVIN OSORNIO
220 CRAWFORD,
Royse City, Tx 75189

RE: REPLAT PLAT (P2019-008), Lots 1-2, Block A, N.E. & J.O. Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 03/18/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for Lots 1 & 2, Block A, N. E. & J. O. Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- (2) The developer shall be responsible for new water and sewer connections, which may include pavement removal and replacement along Peters Colony;*
- (3) The developer shall be assessed impact fees for extra water and sewer connections for Lot 2; and*
- (4) Any construction resulting from the approval of this site plan 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 March 12, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's Conditions of Approval passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

CITY COUNCIL:

On March 18, 2019, the City Council's motion to approve the applicant's request for a replat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00.



Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Korey Brooks".

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX