



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 11644 COUNTY ROAD 536

Subdivision K.U. RANCH AND REC

Lot 1 & 2 Block A

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

RESIDENTIAL

Acreage 6.829

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 WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Applicant WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Contact Person CARLEE KUENSTLER

Contact Person

Address 613 CAYDEN COURT

Address

City, State & Zip FATE, TX 75087

City, State & Zip

Phone 409-974-0007

Phone

E-Mail CARLEEKUENSTLER@YAHOO.COM

E-Mail pare@heathcounseling.com

## NOTARY VERIFICATION [REQUIRED]

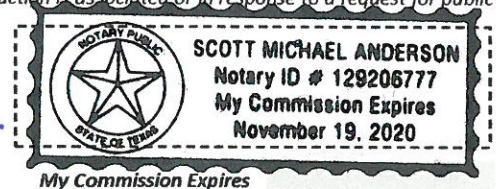
Before me, the undersigned authority, on this day personally appeared WESLEY & CARLEE KUENSTLER BRANDON & PARE UNDERWOOD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

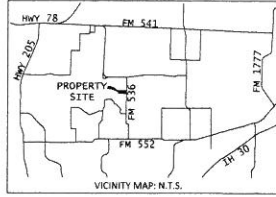
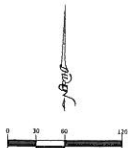
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 18 day of SEPT, 2020

Owner's Signature Wesley & Carlee Kuenstler, Brandon & Pare Underwood

Notary Public in and for the State of Texas





STATE OF TEXAS  
COUNTY OF COLLIN:

**OWNERS CERTIFICATE**

WHEREAS, Wesley and Carlee Kuenstler and Brandon and PARE Underwood, are the owners of all that street and situated in the James P. Davis Survey, Abstract No. 248, Collin County, Texas, a portion being conveyed to Wesley and Carlee Kuenstler as recorded under Instrument No. 20200909001517980, (D.R.C.C.T.), and a portion being conveyed to Brandon and PARE Underwood as recorded under Instrument No. 20200909001516650, (D.R.C.C.T.), as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod found for corner in the West edge of County Road 536, at the Southeast corner of a tract of land described in deed to Rob Whigham and Tabby Whigham, recorded under Instrument No. 20151010001327370 (D.R.C.C.T.), being the Northeast corner of said \*\*\*\*\* tract;

THENCE South 00 degrees 35 minutes 23 seconds West, a distance of 296.42 feet, along said County Road 536 to a 1/2 inch yellow-capped iron rod found for corner at the Northeast corner of a tract of land conveyed in deed to Claudia Gonzalez and Jorge Gonzalez, as recorded under Instrument No. 20151014001501340 (D.R.C.C.T.);

THENCE North 83 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being on the East line of a tract of land conveyed to James P. Neil and Michale A. Rel, as recorded under Instrument No. 2015101000151900 (D.R.C.C.T.);

THENCE North 00 degrees 12 minutes 31 seconds East, a distance of 296.43 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the Southwest corner of said Whigham tract;

THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

**GENERAL NOTES:**

- 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 PLAN BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREON ISSUED. NO SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGEWAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING FOR FLOODING CONDITIONS.
- COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
- ALL PRIVATE DRIVEWAY THE ADS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared CARLEE KUENSTLER, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared PARE UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public; forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the K.U. RANCH AND REC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 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 properties 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. List 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.

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

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

WESLEY KUENSTLER \_\_\_\_\_  
CARLEE KUENSTLER \_\_\_\_\_  
BRANDON UNDERWOOD \_\_\_\_\_  
PARE UNDERWOOD \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared WESLEY KUENSTLER, 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 expressed, in the capacity therein stated.

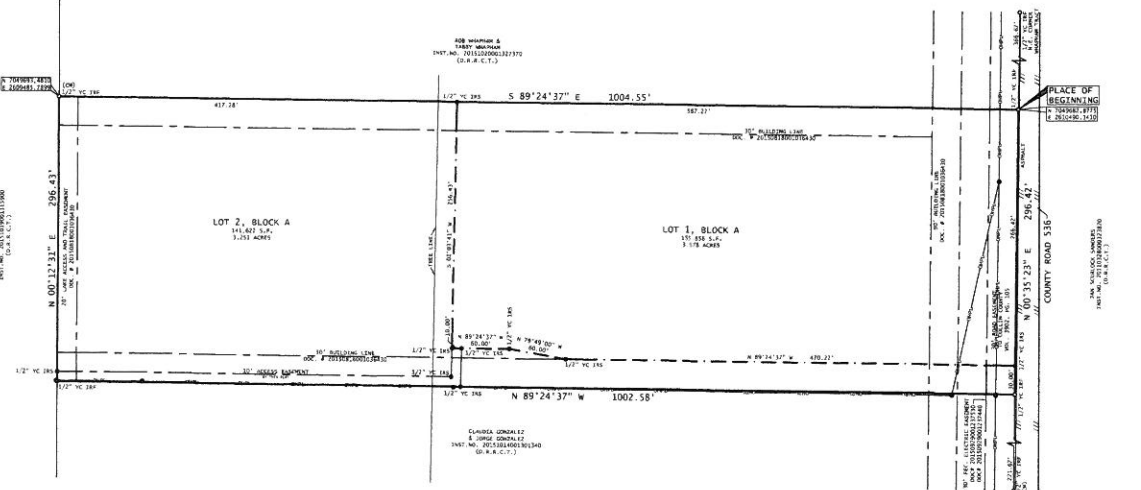
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

**FINAL PLAT**  
**K.U. RANCH AND REC**  
**LOT 1 & LOT 2, BLOCK A**  
2 LOTS  
297,480 S.F. - 6.829 ACRES  
OUT OF THE  
JAMES P. DAVIS SURVEY ABSTRACT NO. 249  
CITY OF ROCKWALL, COLLIN COUNTY, TEXAS  
OWNERS - WESLEY KUENSTLER & CARLEE KUENSTLER  
613 CAYDEN COURT, FATE, TX, 75087 - 409-974-0007  
OWNERS - BRANDON UNDERWOOD & PARE UNDERWOOD  
572 LA GRANGE, FATE, TX 75087 - 214-678-8507

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7509 PENNWIDGE CIRCLE, ROCKWELL, TX 75088 - (214) 326-1090  
FIRM NO. 10194366

DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

-FOR REVIEW PURPOSES ONLY-  
Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATION:**

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

APPROVED AS FINAL PLAT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY THE COUNTY OF COLLIN, TEXAS

COUNTY JUDGE, CHRIS HILL \_\_\_\_\_

NOTE: PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF COLLIN COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR, CITY OF ROCKWALL \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** September 29, 2020  
**APPLICANT:** Wesley & Carlee Kuenstler and Brandon & Pare Underwood  
**CASE NUMBER:** P2020-042; *Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*

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### SUMMARY

Discuss and consider a request by Wesley & Carlee Kuenstler and Brandon & Pare Underwood for the approval of a Final Plat for Lots 1 & 2, Block A, K. U. Ranch and Rec Addition being a 6.83-acre tract of land identified as Tract 26 of the J. P. Davis Survey, Abstract No. 249, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), address 11644 County Road 536, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 6.83-acre tract of land (*i.e. Tract 26 of the J. P. Davis Survey, Abstract No. 249*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*). The subject property is situated in Collin County and is within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Both properties will have frontage on County Road 536, with Lot 1 having 266.42-feet of frontage and Lot 2 having 30-feet of lot frontage. The property is generally located in the northwest quadrant of the intersection of Chaparral Trot and North Smith Road in Collin County and is currently address 11644 County Road 536.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall.
- According to the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall, the City of Rockwall shall have exclusive jurisdiction to regulate all subdivision plats within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) "... in accordance with Chapter 212 of the Local Government Code, its adopted *Subdivision Ordinance* or other applicable codes or ordinances ..."
- The surveyor has completed the majority of the technical revisions required by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall* -- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and the *Interlocal Agreement between Collin County and the City of Rockwall*.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*, staff would propose the following conditions of approval:

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



# PROJECT COMMENTS



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

DATE: 9/25/2020

PROJECT NUMBER: P2020-042  
PROJECT NAME: Lots 1 & 2, KU Ranch and Rec  
SITE ADDRESS/LOCATIONS: 11644 County Road 536

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Wesley & Carlee Kuenstler and Bandon & Pare Underwood for the approval of a Final Plat for Lots 1 & 2, Block A, K. U. Ranch and Rec Addition being a 6.83-acre tract of land identified as Tract 26 of the J. P. Davis Survey, Abstract No. 249, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), address 11644 County Road 536, and take any action necessary.

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	09/24/2020	Needs Review

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09/24/2020: P2020-042; Final Plat for Lots 1 & 2, Block A, K.U. Ranch and Rec Addition - ETJ  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, K. U. Ranch and Rec Addition being a 6.83-acre tract of land identified as Tract 26 of the J. P. Davis Survey, Abstract No. 249, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), address 11644 County Road 536, and take any action necessary.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (P2020-042) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).
- I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall that are applicable to the subject property.
- I.5 The final plat shall conform to all standards and requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall, the staff comments provided by the Planning, Engineering, and Fire Department as indicated in the Project Plan Review document.
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- I.7 See comments identified on plat by staff and make the following corrections as noted:
  - 1. Remove line from plat indicating "tree line" that is located on Lot 2.
  - 2. Change signature block under 'Approved' to read "I hereby certify that the above and forgoing plat of Lots 1 & 2, Block A, K.U. Ranch and Rec Addition to the extraterritorial jurisdiction (ETJ) of the City of Rockwall, Rockwall, Texas, was approved by the City Council..."
  - 3. Under General Notes: remove the first note as indicated (i.e. It shall be the policy of the City of Rockwall...).
  - 4. Under General Notes; add to the notes 'the City of Rockwall' where indicated (i.e. Collin County or the City of Rockwall will not be responsible for...).

5. Under "Now, Therefore, Know All Men by These Present:" a new paragraph starts after No. 7, which reads "Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements."

6. See engineering mark-ups on separate sheet.

I.8 Please provide two (2) large copies [18" X 24" FOLDED] on bonded paper and one PDF version for a subsequent/final review by staff.

M.9 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.10 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on September 29, 2020.

2) City Council meeting will be held on October 5, 2020.

I.11 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/24/2020	Needs Review

09/24/2020: M - "Until an escrow...." is a new paragraph.

M - Change linework to show the new property limits for Lot 2. The current linework looks like a building setback or easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	09/24/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	09/25/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	09/23/2020	N/A

No Comments

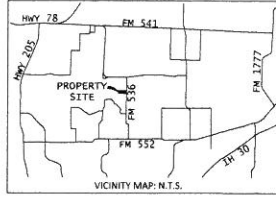
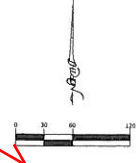
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	09/23/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	09/23/2020	N/A

No Comments

Provide scale:  
1 inch = ?



OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN:  
WHEREAS, Wesley and Carlee Kuenstler and Brandon and Paire Underwood, are the owners of all that street and land situated in the James P. Davis Survey, Abstract No. 248, Collin County, Texas, a portion being conveyed to Wesley and Carlee Kuenstler as recorded under Instrument No. 20200909001517980, (D.R.C.C.T.), and a portion being conveyed to Brandon and Paire Underwood as recorded under Instrument No. 20200909001516650, (D.R.C.C.T.), as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod found for corner in the West edge of County Road 536, at the Southeast corner of a tract of land described in deed to Rob Whigham and Tabby Whigham, recorded under Instrument No. 20151030001327370 (D.R.C.C.T.), being the Northeast corner of said \*\*\*\*\* tract;

THENCE South 00 degrees 35 minutes 23 seconds West, a distance of 296.42 feet, along said County Road 536 to a 1/2 inch yellow-capped iron rod found for corner at the Northeast corner of a tract of land described in deed to Claudia Gonzalez and Jorge Gonzalez, as recorded under Instrument No. 20151014001501340 (D.R.C.C.T.);

THENCE North 89 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being on the East line of a tract of land conveyed to James P. Neil and Michele A. Neil, as recorded under Instrument No. 20091010001500000 (D.R.C.C.T.);

THENCE North 89 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the Southeast corner of said Whigham tract;

THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

- GENERAL NOTES:
- 1. 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 THEREON ISSUED. NOW SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
  - 2. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
  - 3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
  - 4. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGEWAYS.
  - 5. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING FOR FLOODING CONDITIONS.
  - 6. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
  - 7. ALL PRIVATE DRIVEWAY AND TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
  - 8. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF COLLIN  
I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public; forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the K.U. RANCH AND REC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the

Start new paragraph with Until and escrow...

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.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. 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 as 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 until 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 requests to the city secretary, supported by evidence of work done or

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

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

WESLEY KUENSTLER  
CARLEE KUENSTLER  
BRANDON UNDERWOOD  
PAIRE UNDERWOOD

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, on this day personally appeared CARLEE KUENSTLER, 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 expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, on this day personally appeared PAIRE UNDERWOOD, 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 expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

FINAL PLAT  
K.U. RANCH AND REC  
LOT 1 & LOT 2, BLOCK A  
2 LOTS  
297,480 S.F. - 6.829 ACRES  
OUT OF THE  
JAMES P. DAVIS SURVEY ABSTRACT NO. 249  
CITY OF ROCKWALL, COLLIN COUNTY, TEXAS  
OWNERS - WESLEY KUENSTLER & CARLEE KUENSTLER  
613 CAYDEN COURT, FATE, TX 75087 - 409-974-0007  
OWNERS - BRANDON UNDERWOOD & PAIRE UNDERWOOD  
572 LA GRANGE, FATE, TX 75087 - 214-678-8507  
SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7509 PENNWOOD CIRCLE, ROCKWELL, TX 75088 - (214) 326-1090  
FIRM NO. 10194366  
DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02  
SHEET 1 OF 1

Remove Line

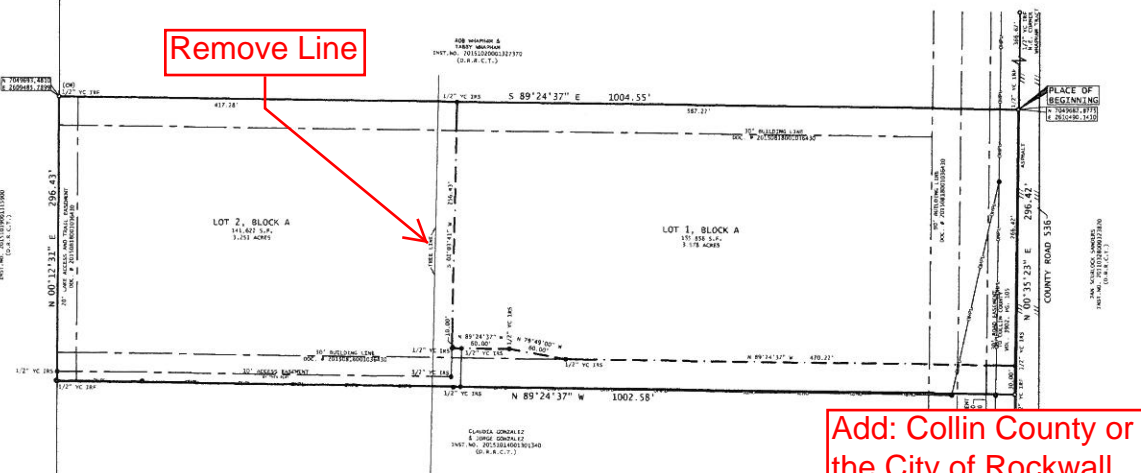
Remove Note

Add: Collin County or the City of Rockwall will not be responsible for...

Add: plat of Lots 1 & 2, Block A, K.U. Ranch and Rec,

Change to forgoing

Add: to the extraterritorial jurisdiction of the City of Rockwall, Rockwall, Texas,



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

-FOR REVIEW PURPOSES ONLY-  
Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

HEALTH DEPARTMENT CERTIFICATION:  
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OCSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL  
APPROVED AS FINAL PLAT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE COUNTY OF COLLIN, TEXAS

COUNTY JUDGE, CHRIS HILL

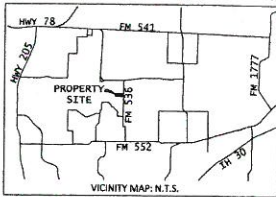
NOTE: PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY TEXAS, WITHIN ON HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.  
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MAYOR, CITY OF ROCKWALL \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_



P 2020-042

RECEIVED  
SEP 23 2020  
BY:



OWNERS CERTIFICATE  
STATE OF TEXAS:  
COUNTY OF COLLIN:

WHEREAS, Wesley and Carlee Kuenstler and Brandon and Paire Underwood, are the owners of all that tract of land situated in the James P. Davis Survey, Abstract No. 245, Collin County, Texas, a portion being conveyed to Wesley and Carlee Kuenstler as recorded under Instrument No. 20200909001517980, (D.R.C.C.T.), and a portion being conveyed to Brandon and Paire Underwood as recorded under Instrument No. 20200909001516650, (D.R.C.C.T.), as shown on survey and being more particularly described by meters and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner in the West edge of County Road 536, at the Southeast corner of a tract of land described in deed to Rob Whigham and Tabby Whigham, recorded under Instrument No. 2015102001327370 (D.R.C.C.T.), being the Northeast corner of said \*\*\*\*\* tract;

THENCE South 00 degrees 35 minutes 23 seconds West, a distance of 296.42 feet, along said County Road 536 to a 1/2 inch yellow-capped iron rod found for corner at the Northeast corner of a tract of land described in deed to Claudia Gonzalez and Jorge Gonzalez, as recorded under Instrument No. 20151014001301340 (D.R.C.C.T.);

THENCE North 89 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being on the East line of a tract of land conveyed to James P. Reli and Michele A. Reli, as recorded under Instrument No. 20151014001301340 (D.R.C.C.T.);

THENCE North 00 degrees 12 minutes 31 seconds East, a distance of 470.22 feet to a 1/2 inch yellow-capped iron rod found for corner, said corner of said Whigham tract;

THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

GENERAL NOTES:  
1. 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 ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREON ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL, LAND AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 89-54.  
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.  
4. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEMS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.  
5. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING FOR FLOODING CONDITIONS.  
6. COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CURBWEIRS.  
7. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.  
8. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, paths, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the K.U. RANCH AND REC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 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 growth 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 or portion thereof, or by any other person until the developer and/or requirements of the Subdivision Regulations of the improvements with respect to the entire block on the plat are met, including the actual installation of pipe and paving, curbs, gutters, water and sewer, structures, storm sewer, utility, etc.

"Until an escrow..." is a new paragraph.

Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easement. Use an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city engineer and 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 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 filed by the city council of the City of Rockwall.

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

WESLEY KUENSTLER  
CARLEE KUENSTLER  
BRANDON UNDERWOOD  
PAIRE UNDERWOOD

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared WESLEY KUENSTLER, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

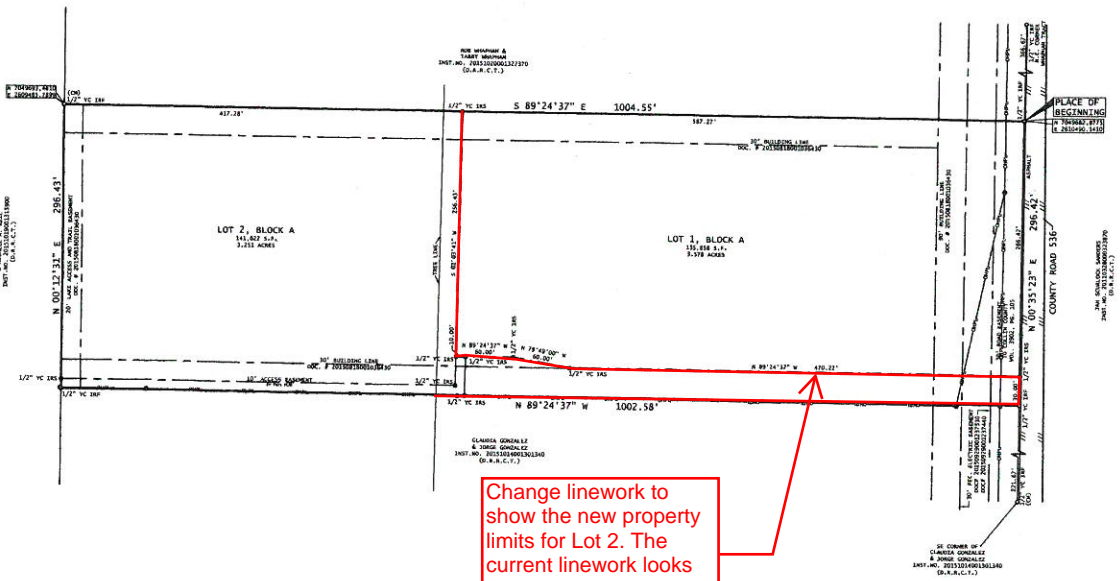
Before me, the undersigned authority, on this day personally appeared PAIRE UNDERWOOD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

Change linework to show the new property limits for Lot 2. The current linework looks like a building setback or easement.



SURVEYOR'S CERTIFICATE  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

FOR REVIEW PURPOSES ONLY -  
Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

HEALTH DEPARTMENT CERTIFICATION:  
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL  
APPROVED AS FINAL PLAT, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY THE COUNTY OF COLLIN, TEXAS

COUNTY JUDGE, CHRIS HILL

NOTE: PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL, OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY TEXAS, WITHIN ON HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR, CITY OF ROCKWALL \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

FINAL PLAT  
K.U. RANCH AND REC  
LOT 1 & LOT 2, BLOCK A  
2 LOTS  
297,480 S.F. - 6.829 ACRES  
OUT OF THE  
JAMES P. DAVIS SURVEY ABSTRACT NO. 245  
CITY OF ROCKWALL, COLLIN COUNTY, TEXAS  
OWNERS - WESLEY KUENSTLER & CARLEE KUENSTLER  
613 CADEN COURT, FATE, TX 75087 - 409-974-0007  
OWNERS - BRANDON UNDERWOOD & PAIRE UNDERWOOD  
572 LA GRANGE, FATE, TX 75087 - 214-678-8507

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090  
FIRM NO. 10194366

DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 11644 COUNTY ROAD 536

Subdivision K.U. RANCH AND REC

Lot 1 & 2 Block A

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

RESIDENTIAL

Acreage 6.829

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 WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Applicant WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Contact Person CARLEE KUENSTLER

Contact Person

Address 613 CAYDEN COURT

Address

City, State & Zip FATE, TX 75087

City, State & Zip

Phone 409-974-0007

Phone

E-Mail CARLEEKUENSTLER@YAHOO.COM

E-Mail pare@heathcounseling.com

## NOTARY VERIFICATION [REQUIRED]

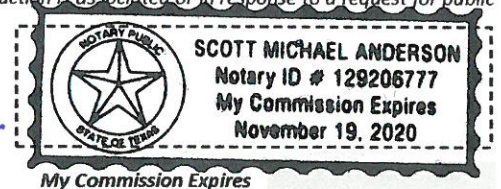
Before me, the undersigned authority, on this day personally appeared WESLEY & CARLEE KUENSTLER BRANDON & PARE UNDERWOOD [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 18 day of SEPT, 2020


Owner's Signature

Notary Public in and for the State of Texas





0 75 150 300 450 600 Feet

P2020-042- LOTS 1 & 2, KU RANCH AND REC  
FINAL PLAT - LOCATION MAP = 



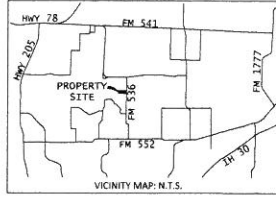
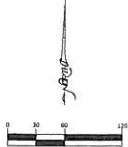
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
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STATE OF TEXAS  
COUNTY OF COLLIN:

**OWNERS CERTIFICATE**

WHEREAS, Wesley and Carlee Kuenstler and Brandon and PARE Underwood, are the owners of all land street and situated in the James P. Davis Survey, Abstract No. 248, Collin County, Texas, a portion being conveyed to Wesley and Carlee Kuenstler as recorded under Instrument No. 20200909001517980, (D.R.C.C.T.), and a portion being conveyed to Brandon and PARE Underwood as recorded under Instrument No. 20200909001516650, (D.R.C.C.T.), as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod found for corner in the West edge of County Road 536, at the Southeast corner of a tract of land described in deed to Rob Whigham and Tabby Whigham, recorded under Instrument No. 20151010001327370 (D.R.C.C.T.), being the Northeast corner of said \*\*\*\*\* tract;

THENCE South 00 degrees 35 minutes 23 seconds West, a distance of 296.42 feet, along said County Road 536 to a 1/2 inch yellow-capped iron rod found for corner at the Northeast corner of a tract of land conveyed in deed to Claudia Gonzalez and Jorge Gonzalez, as recorded under Instrument No. 20151010001501340 (D.R.C.C.T.);

THENCE North 83 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being on the East line of a tract of land conveyed to James P. Neil and Michale A. Rel, as recorded under Instrument No. 2015101000151900 (D.R.C.C.T.);

THENCE North 00 degrees 12 minutes 31 seconds East, a distance of 296.43 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the Southwest corner of said Whigham tract;

THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

- GENERAL NOTES:**
- 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 THEREON ISSUED. NO SUCH SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
  - BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
  - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
  - COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
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  - ALL PRIVATE DRIVEWAY TIES TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
  - ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared CARLEE KUENSTLER, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared PARE UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public; forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the K.U. RANCH AND REC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 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 properties 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. List 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.

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

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

WESLEY KUENSTLER \_\_\_\_\_  
CARLEE KUENSTLER \_\_\_\_\_  
BRANDON UNDERWOOD \_\_\_\_\_  
PARE UNDERWOOD \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared WESLEY KUENSTLER, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

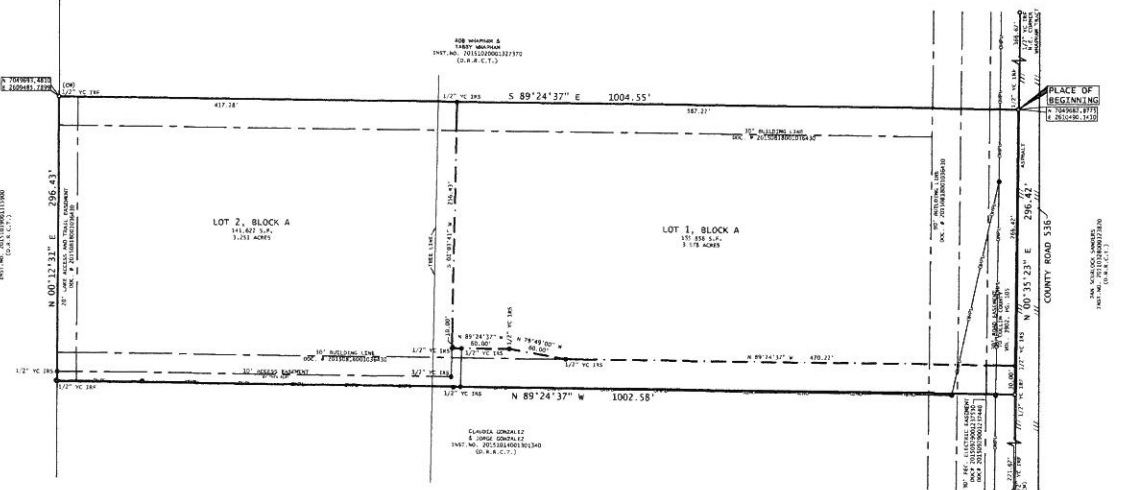
Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

**FINAL PLAT**  
**K.U. RANCH AND REC**  
**LOT 1 & LOT 2, BLOCK A**  
2 LOTS  
297,480 S.F. - 6.829 ACRES  
OUT OF THE  
JAMES P. DAVIS SURVEY ABSTRACT NO. 249  
CITY OF ROCKWALL, COLLIN COUNTY, TEXAS

OWNERS - WESLEY KUENSTLER & CARLEE KUENSTLER  
613 CAYDEN COURT, FATE, TX, 75087 - 409-974-0007  
OWNERS - BRANDON UNDERWOOD & PARE UNDERWOOD  
572 LA GRANGE, FATE, TX 75087 - 214-678-8507

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7509 PENNWIDGE CIRCLE, ROCKWELL, TX 75088 - (214) 326-1090  
FIRM NO. 10194366

DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02  
SHEET 1 OF 1



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEARBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

-FOR REVIEW PURPOSES ONLY-  
Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
My commission expires \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

**CERTIFICATE OF APPROVAL**  
APPROVED AS FINAL PLAT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

APPROVED AS FINAL PLAT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COUNTY JUDGE, CHRIS HILL \_\_\_\_\_

NOTE: PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY TEXAS, WITHIN ON HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR, CITY OF ROCKWALL \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_



# 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:** October 5, 2020  
**APPLICANT:** Wesley & Carlee Kuenstler and Brandon & Pare Underwood  
**CASE NUMBER:** P2020-042; *Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*

---

### SUMMARY

Discuss and consider a request by Wesley & Carlee Kuenstler and Brandon & Pare Underwood for the approval of a Final Plat for Lots 1 & 2, Block A, K. U. Ranch and Rec Addition being a 6.83-acre tract of land identified as Tract 26 of the J. P. Davis Survey, Abstract No. 249, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), address 11644 County Road 536, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 6.83-acre tract of land (*i.e. Tract 26 of the J. P. Davis Survey, Abstract No. 249*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*). The subject property is situated in Collin County and is within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Both properties will have frontage on County Road 536, with Lot 1 having 266.42-feet of frontage and Lot 2 having 30-feet of lot frontage. The property is generally located in the northwest quadrant of the intersection of Chaparral Trot and North Smith Road in Collin County and is currently address 11644 County Road 536.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall.
- According to the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall, the City of Rockwall shall have exclusive jurisdiction to regulate all subdivision plats within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) "... in accordance with Chapter 212 of the Local Government Code, its adopted *Subdivision Ordinance* or other applicable codes or ordinances ..."
- The surveyor has completed the majority of the technical revisions required by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall* -- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and the *Interlocal Agreement between Collin County and the City of Rockwall*.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Lots 1 & 2, Block A, K. U. Ranch and Rec Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Collin County shall be addressed prior to filing of the plat with Collin County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Collin County Judge prior to staff accepting the plat for filing purposes.
- (3) Any construction resulting from the approval of this plat 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 September 29, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 7-0.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 11644 COUNTY ROAD 536

Subdivision K.U. RANCH AND REC

Lot 1 & 2 Block A

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

RESIDENTIAL

Acreage 6.829

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 WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Applicant WESLEY & CARLEE KUENSTLER - BRANDON & PARE UNDERWOOD

Contact Person CARLEE KUENSTLER

Contact Person

Address 613 CAYDEN COURT

Address

City, State & Zip FATE, TX 75087

City, State & Zip

Phone 409-974-0007

Phone

E-Mail CARLEEKUENSTLER@YAHOO.COM

E-Mail pare@heathcounseling.com

## NOTARY VERIFICATION [REQUIRED]

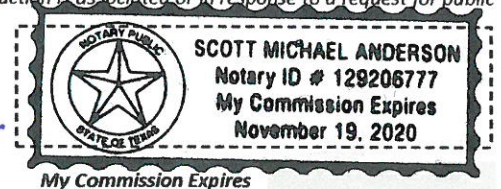
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"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 18 day of SEPT, 2020


Owner's Signature Wesley & Carlee Kuenstler, Brandon & Pare Underwood

Notary Public in and for the State of Texas





0 75 150 300 450 600 Feet

P2020-042- LOTS 1 & 2, KU RANCH AND REC  
FINAL PLAT - LOCATION MAP = 



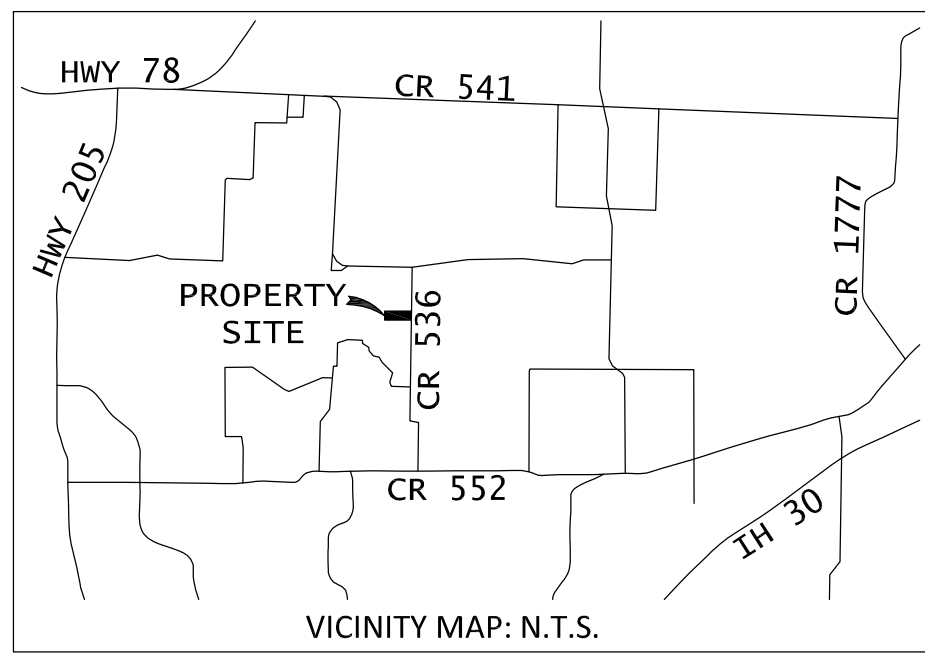
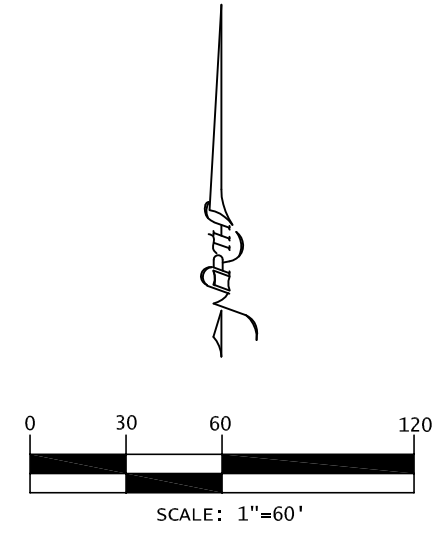
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
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OWNERS CERTIFICATE

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COUNTY OF COLLIN:

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THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

GENERAL NOTES:

- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
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- ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as **LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **K.U. RANCH AND REC** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 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;
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 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;

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

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

\_\_\_\_\_  
WESLEY KUENSTLER

\_\_\_\_\_  
CARLEE KUENSTLER

\_\_\_\_\_  
BRANDON UNDERWOOD

\_\_\_\_\_  
PARE UNDERWOOD

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

Before me, the undersigned authority, on this day personally appeared WESLEY KUENSTLER, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

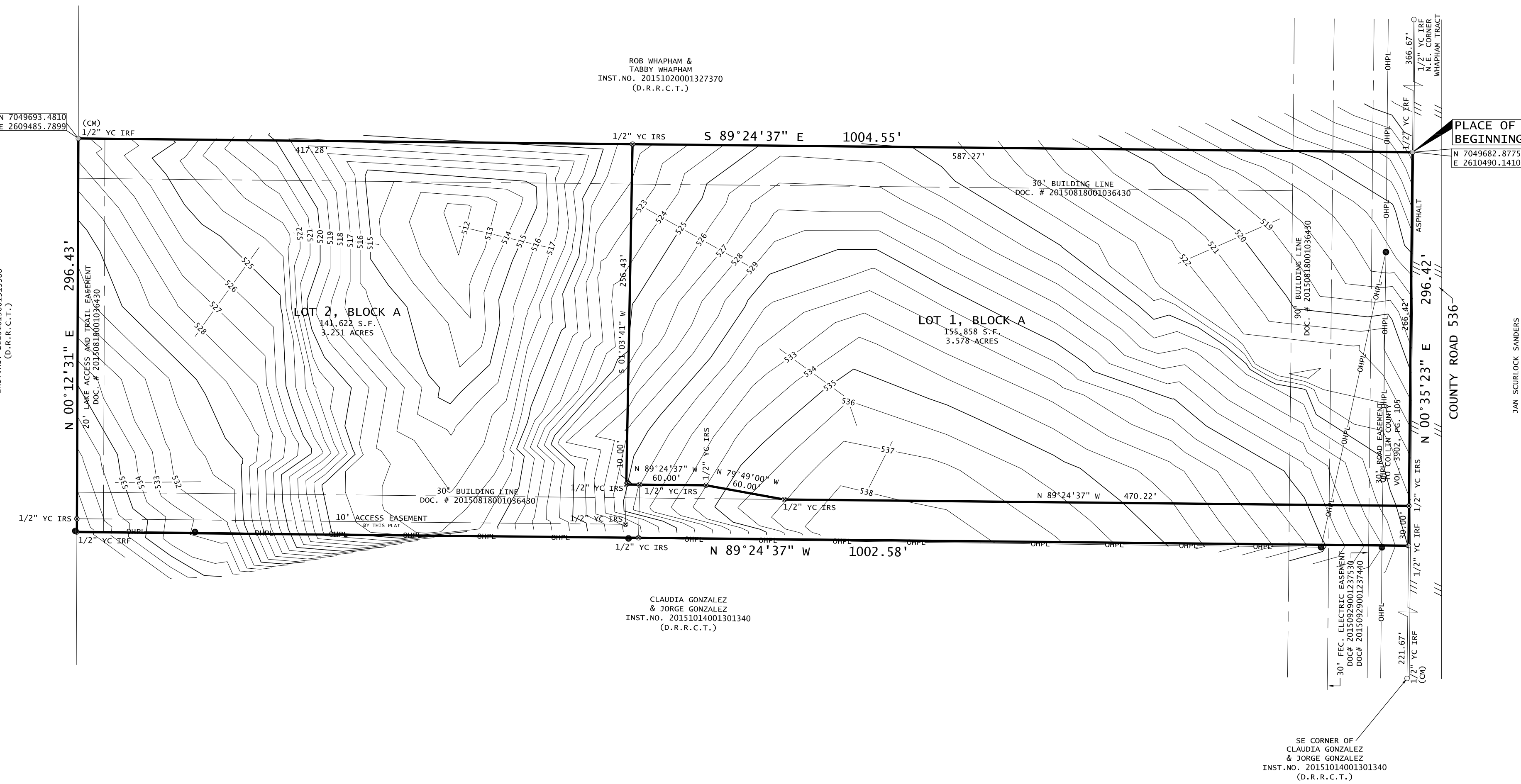
Before me, the undersigned authority, on this day personally appeared PARE UNDERWOOD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires \_\_\_\_\_

DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

-FOR REVIEW PURPOSES ONLY-  
Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires \_\_\_\_\_

HEALTH DEPARTMENT CERTIFICATION:

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL  
APPROVED AS FINAL PLAT, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY THE COUNTY OF COLLIN, TEXAS

\_\_\_\_\_  
COUNTY JUDGE, CHRIS HILL

NOTE: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1 & 2, BLOCK A, K.U. RANCH AND REC. AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY TEXAS, WITHIN ON HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

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

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



November 5, 2020

TO: Wesley & Carlee Kuenstler and  
Brandon & Pare Underwood  
613 Cayden Court  
Fate, TX 75087

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2020-042; Lot 1 & Lot 2, Block A, K.U. Ranch and Rec Addition (ETJ)

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 05, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Collin County shall be addressed prior to filing of the plat with Collin County;
- (2) The applicant shall have the city approved plat mylar signed by the Collin County Judge prior to staff accepting the plat for filing purposes; and,
- (3) Any construction resulting from the approval of this plat 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 September 29, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 7-0.

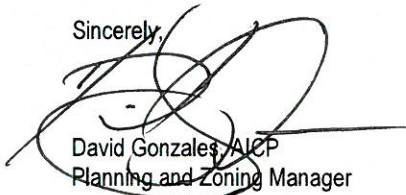
City Council

On October 5, 2020, the City Council approved a motion to approve the plat located within the City's extraterritorial jurisdiction (ETJ) with the conditions of approval by a vote of 7-0.

Plat Filing Instructions

The applicant will be required to submit the plat mylar(s), filing documents, and fees per the requirements for filing of a plat within Collin County. Make your check payable to *Collin County Clerk* in the amount as required by the *Land Recording Fees* schedule for filing of plats per Stacy Kemp, Collin County Clerk. All plats must be submitted to the City of Rockwall with the required filing fees and documentation required by Collin County not later than 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager





# COLLIN COUNTY

**Stacey Kemp**  
**County Clerk**  
2300 Bloomdale Road  
Ste. 2106  
McKinney, Texas 75071  
972-548-4185  
972-547-5731 Fax  
www.collincountytx.gov

## Requirements For Filing A Plat In Collin County

### **SPECIFICATIONS FOR FILING PLATS:**

#### **NO FILINGS OF PLATS WILL BE ACCEPTED AFTER 3:30 pm**

1. The size of the plat shall be **NO LARGER OR SMALLER** than 24" x 36".
2. The County Clerk's Office requires one black line copy with all **ORIGINAL** seals and signatures; **NO EXCEPTIONS**.
3. The plat must show the following:
  - A) Certification and Dedication by owner (addition name in dedication and title block must be the same).
  - B) Certification by a Registered Professional Land Surveyor.
  - C) Certification and approval by the city (if within the city's ETJ).
  - D) Approval by Commissioners' Court (if needed).
  - E) Complete Legal Description; a replat must reference the original plat information.
4. Signatures must be original and names must be printed under each signature. If the owner is a company that company name must be above the signature.
5. Signatures must be acknowledged. Notary's name must be printed under each signature. Notary's seal must be affixed and legible, and the notary expiration date must be shown.
6. Seals must be affixed by whoever approves the plat, whether it is the city or the county, as well as the surveyor and notary.
7. Tax Certificates from each taxing entity (signed, and sealed from County Tax Office). School and City Taxes not collected through the County may not have a seal, but must have original signatures.
8. All stamps and seals **MUST** be legible.

**EXTRATERRITORIAL JURISDICTION (ETJ)**-Area outside a City's limits so designated to fall in the City's "sphere of influence"

**SUBDIVISION WITHIN EXTRATERRITORIAL JURISDICTION:** If the location of the subdivision is within the extraterritorial jurisdiction of any city or town within Collin County, Texas the plat shall be approved by the governing body of that jurisdiction and so indicated on the face of the plat.





STACEY KEMP, COUNTY CLERK

LAND RECORDING FEES (EFFECTIVE: 10/01/2015)

NO PLAT FILINGS AFTER 3:30 PM

PHONE: 972-548-4185

NO COURIERS AFTER 4:00 PM

METRO: 972-424-1460

OFFICE HOURS: 8:00 AM - 4:30 PM - MONDAY-FRIDAY

email: ctyclerks@collincountytx.gov

Warranty Deeds, Deeds of Trust, Oil and Gas Leases, Mechanics Liens, Releases, Affidavits, Powers of Attorney, Lis Pendens, Bills of Sale, Abstracts of Judgment, Hospital Liens, State Tax Liens, or Releases filed by an individual and Other Instruments filed in Land Records .....

First Page.....\$26.00

Each Additional Page (File Stamp will be the last marking on the page).....\$ 4.00

Each Name to be Indexed in Excess of 5 Names.....\$ .25

Any Marking on the Back Side of Any Page is Considered an Extra Page. There needs to be 4" of blank space after all the writing on the last page or \$4.00 must be added for an additional page. Filing information shall be the last marking on the document.

Make Sure There is a Return Address on the Instrument, which states:

"RETURN TO" OR "AFTER RECORDING RETURN TO":

UCC Filed in Real Estate Records Standard Form.....\$34.00

For Each Additional Debtor.....\$ 5.00

UCC Non-Standard Form.....\$49.00

For Each Additional Debtor.....\$ 5.00

For Each Attachment.....\$ 4.00

IF ADDENDUM IS ADDED, THIS WILL MAKE DOCUMENT NON-STANDARD, BUT THERE IS NO CHARGE FOR THE EXTRA PAGE.

State Tax Lien or Release filed by the State.....\$16.00

Federal Tax Lien or Release.....\$31.00

Plat Filing for 1st Page.....\$31.00

Plat Filing for Each Additional Page.....\$10.00

One File-Marked Copy.....FREE

Any Additional File-Marked Copies (Per Page).....\$ .50

Plus an Original Tax Certificate from each Taxing Unit with Jurisdiction of the Real Property Indicating that no Delinquent Ad Valorem Taxes are Owed on the Real Property.

For Each Tax Certificate Filed.....\$ 2.00

Tax Certificates Obtained from the Collin County Tax Office.....\$10.00

All Searches (Name, Legal, Document Type).....\$10.00

Document Copies (Per Page).....\$ 1.00

Plat Copies (Per Page).....\$ 5.00

Certified Copies..... Per Copy Page Charge, Plus \$5.00 for Certification.

We will be happy to return a Filed-Marked Copy to you if you include the Copy and a self-addressed stamped envelope.

Any Additional File-Marked Copies are \$.50 Each. All Copies should be marked "COPY".

MAIL DOCUMENTS TO: STACEY KEMP, COUNTY CLERK
2300 BLOOMDALE ROAD, SUITE 2106
MCKINNEY, TEXAS 75071

Make checks payable to: COLLIN COUNTY CLERK

Checks older than 90 days will not be accepted.

Refunds of ten dollars (\$10.00) or less will be issued upon request.

All checks must clear bank before a refund will be issued.

NOTE: A convenience fee of 2.3%, with a minimum fee of \$1.00, will be applied to all credit and debit card transactions.