



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-033 P&Z DATE 07/13/21 CC DATE 07/19/21 APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-033

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 260 ANNA CADE RD.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING RESIDENTIAL

PROPOSED USE RESIDENTIAL

ACREAGE 5.74

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER AARON SELDEN

APPLICANT AARON SELDEN

CONTACT PERSON AARON SELDEN

CONTACT PERSON AARON SELDEN

ADDRESS 260 ANNA CADE RD.

ADDRESS 260 ANNA CADE RD.

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972-322-7282

PHONE 972-322-7282

E-MAIL ajslandscaping@yahoo.com

E-MAIL ajslandscaping@yahoo.com

NOTARY VERIFICATION [REQUIRED]

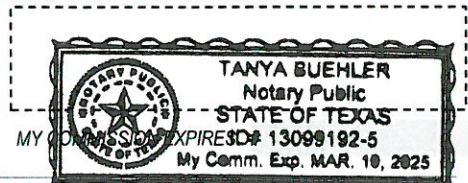
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Aaron Selden [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 414.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 20 21 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."

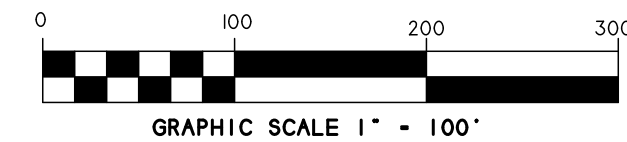
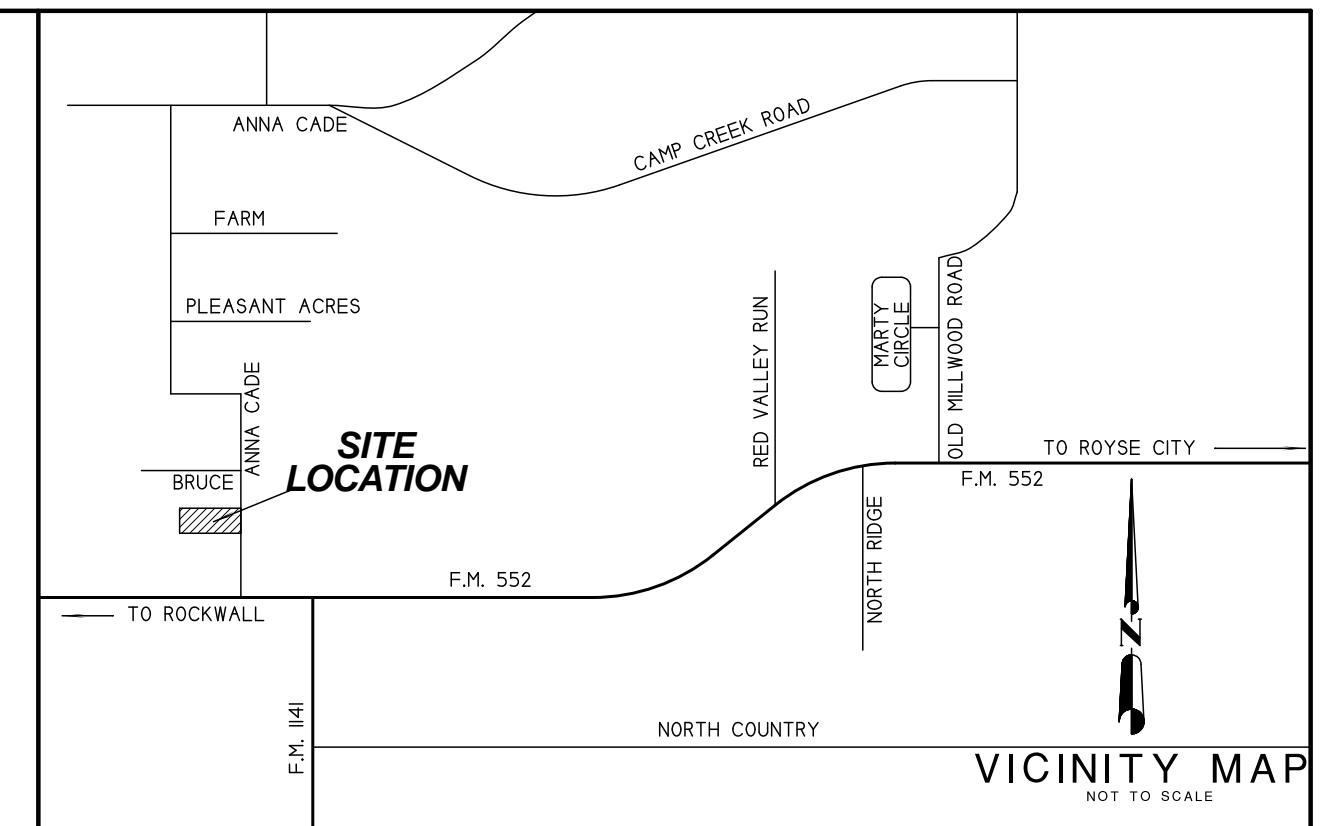
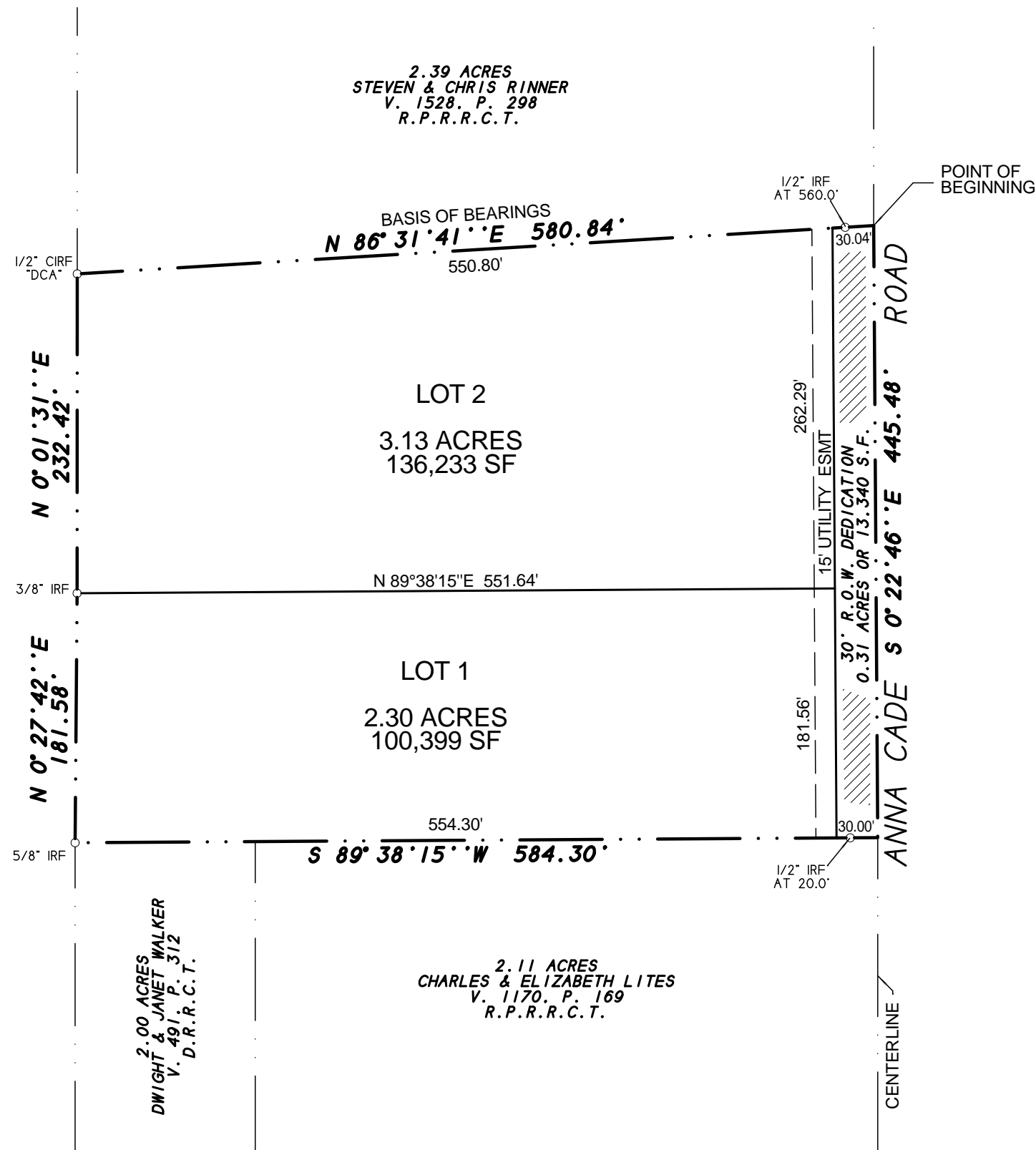
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



9.42 ACRES
STEVEN RINNER
V. 550, P. 99
D.R.R.C.T.



FINAL PLAT AARON SELDEN ADDITION LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOLUME 1528, PAGE 298, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
AARON SELDEN
260 ANNA CADE ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

SYMBOL LEGEND				
TV	GAS	TEL	PH	FP
TELEPHONE	PIPE	PHONE	PHONE	POLE
CABLE RISER	METER	RISER	HYDRANT	POLE
ELEC	ELEC	LP	LP	LP
ELECTRIC	ELECTRIC	WATER	WATER	WATER
METER	BOX	METER	POLE	POLE
SUBSTATION	JUNCTION BOX	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE	POLE

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Aaron Selden, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN SIMMONS SURVEY, ABSTRACT NO. 190, Rockwall County, Texas, and being a part of that tract of land as described in a Quitclaim Deed from Connie Eubank to Sherri Lynn Eubank Kelley, dated May 22, 1989 and being recorded in Volume 485, Page 315 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center of Anna Cade Road, at the Southeast corner of a 2.392 acres tract of land as described in a Warranty deed from Sherri Lynn Eubank Kelley to Steve Rinner and Chris Rinner, dated December 16, 1998 and being recorded in Volume 1528, Page 298 of the Real Property Records of Rockwall County, Texas, said point being S. 00 deg. 22 min. 46 sec. E., 365.00 feet from the Northeast corner of a 58.28 acres tract of land as described in a Deed to Sam R. Eubank, as recorded in Volume 39, Page 175 of the Deed Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 46 sec. E. along the center of Anna Cade Road, a distance of 445.48 feet to a point for corner at the Northeast corner of a 2.1116 acres tract of land as described in a Warranty deed from C.L. Castillo Builders, Inc. to Charles Duane Lites and Elizabeth Ann Lites, dated October 14, 1996 and being recorded in Volume 1170, Page 169 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 38 min. 15 sec. W., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 584.30 feet to a 5/8" iron rod found for corner in the East line of a 9.42 acres tract as described in a Warranty deed from Don C. Eubank to Steven Rinner, as recorded in Volume 550, Page 99 of the Real Property Records of Rockwall County, Texas, said point being at the Northwest corner of a 2.00 acres tract of land as described in a Warranty deed from Joanne Page to Dwight L. Walker and Janet S. Walker, dated August 21, 1989 and being recorded in Volume 491, Page 312 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 27 min. 42 sec. E. along the East line of said 9.42 acres tract, a distance of 181.58 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 01 min. 31 sec. E. along the East line of said 9.42 acres tract, a distance of 232.42 feet to a 1/2" iron rod found for corner at the Southwest corner of said 2.392 acres tract;

THENCE N. 86 deg. 31 min. 41 sec. E. (Basis of Bearings) along the South line of said 9.42 acres tract, at 560.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 580.84 feet to the POINT OF BEGINNING and containing 5.74 acres of land, of which 0.31 acres lies within Anna Cade Road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way 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.
3. The City and County of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or
- 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 County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

AARON SELDEN _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

Rockwall County Judge _____

Date _____

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
	TELEVISION
	CABLE RISER
	GAS
	METER
	ELECTRIC
	METER
	JUNCTION BOX
	FENCE
	TEL
	RISER
	METER
	ELECTRIC
	BOX
	METER
	WATER
	RISER
	L.P.
	METER
	LIGHT POLE
	FIRE HYDRANT
	POWER POLE
	RIGHT OF WAY
	CORNER
	EASEMENT LINE
	PROPERTY LINE
	A/C
	PROPANE TANK

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

H.D. Fetty Land Surveyor, LLC

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-033

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CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING RESIDENTIAL

PROPOSED USE RESIDENTIAL

ACREAGE 5.74

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

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OWNER AARON SELDEN

APPLICANT AARON SELDEN

CONTACT PERSON AARON SELDEN

CONTACT PERSON AARON SELDEN

ADDRESS 260 ANNA CADE RD.

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CITY, STATE & ZIP ROCKWALL, TX 75087

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PHONE 972-322-7282

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E-MAIL ajslandscaping@yahoo.com

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NOTARY VERIFICATION [REQUIRED]

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

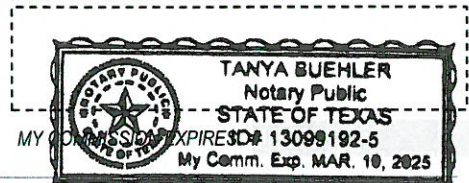
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OWNER'S SIGNATURE

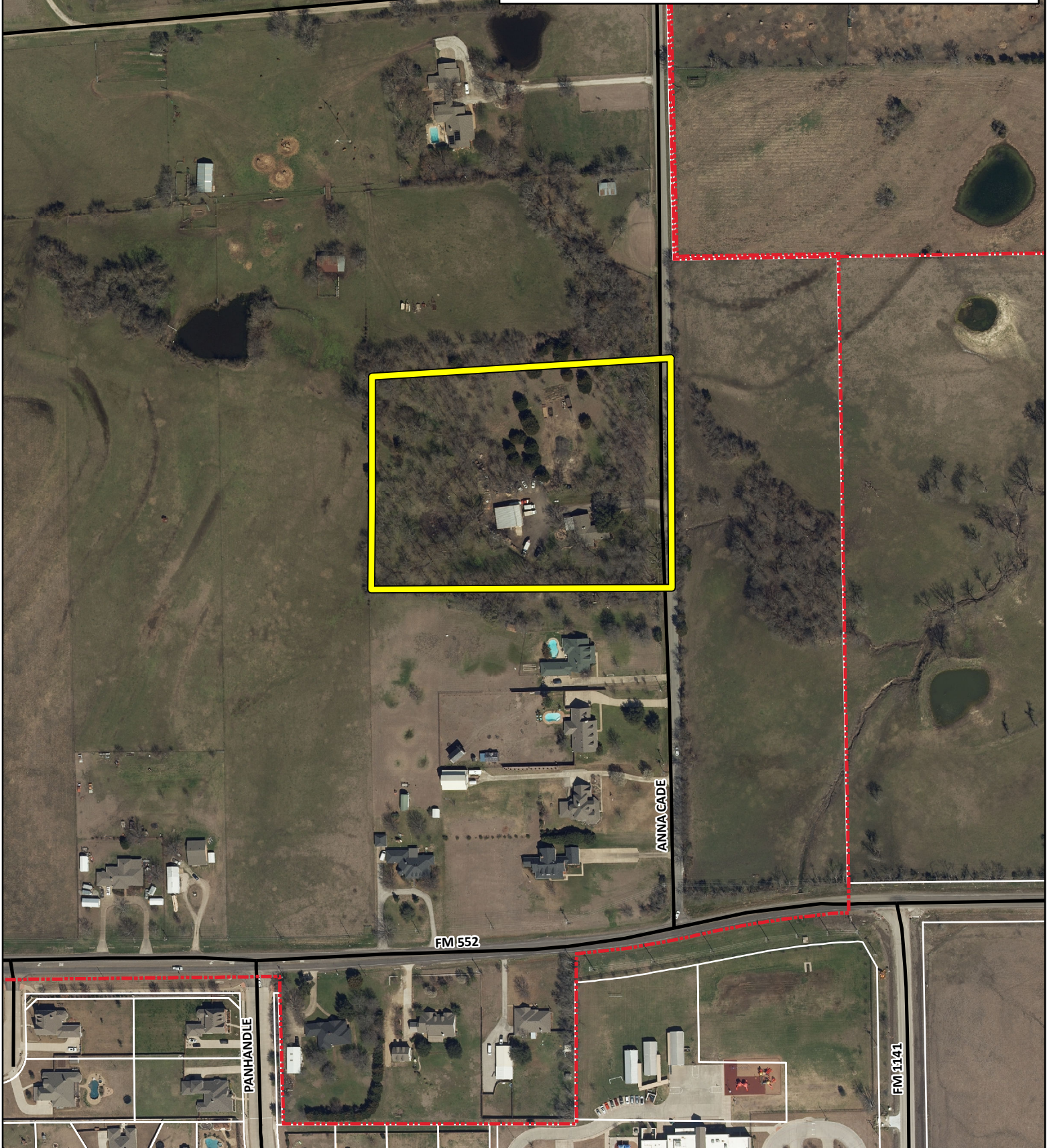
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 80 160 320 480 640 Feet

P2021-033- LOTS 1 & 2, BLOCK A, AARON SELDEN ADDITION
FINAL PLAT - LOCATION MAP = 

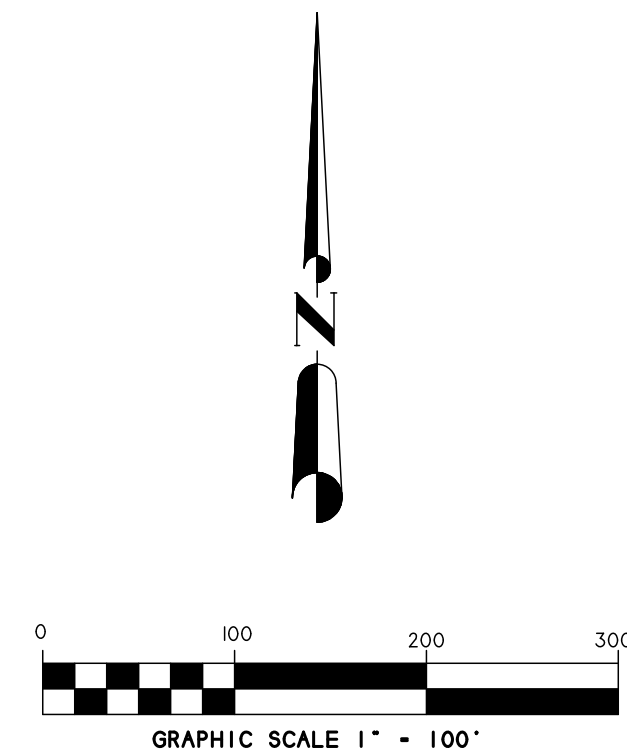
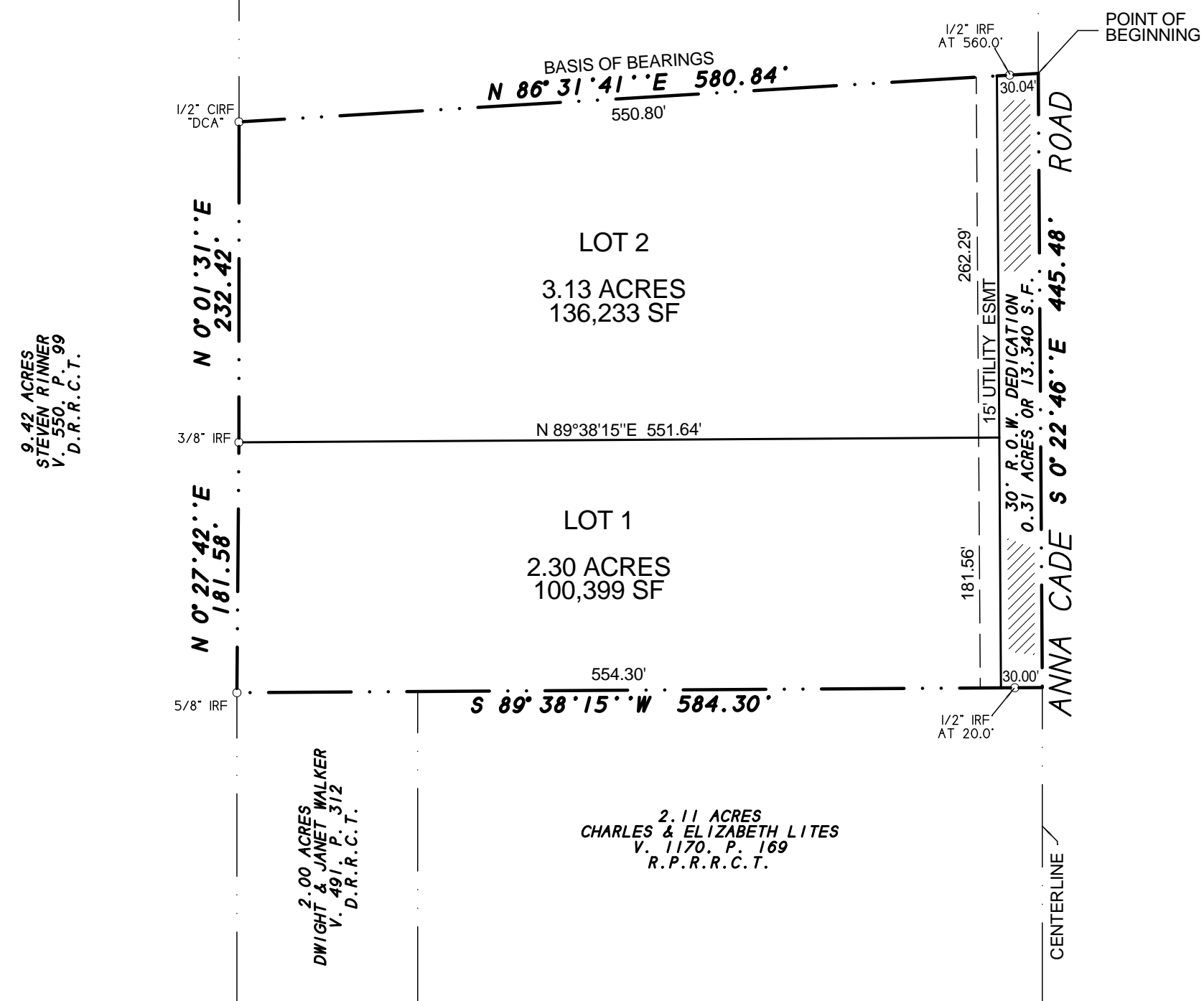
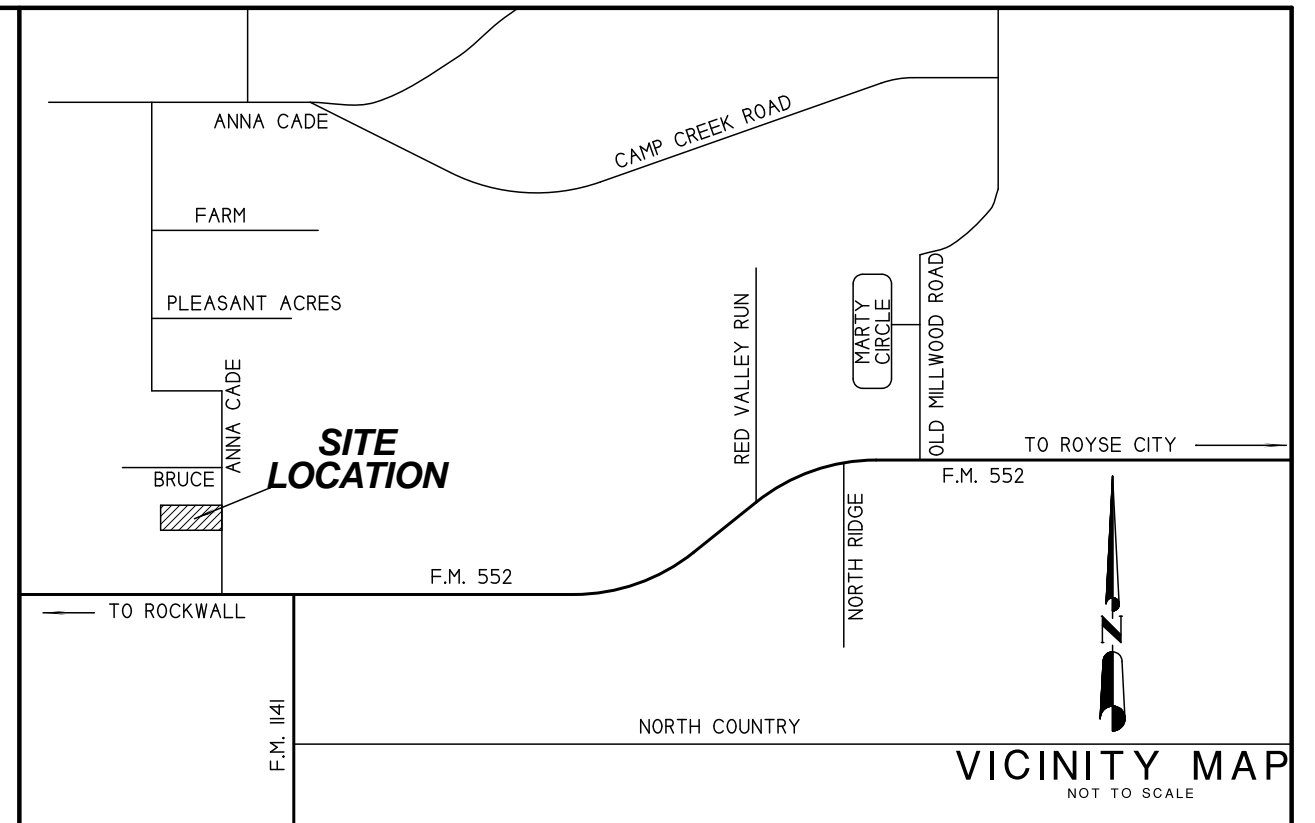


City of Rockwall

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

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





FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
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H.D. Fetty Land Surveyor, LLC
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6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND			
①	②	③	④
TV	GAS	TEL	PH
TELEPHONE	METER	METER	METER
CABLE	WIRE	RISER	FIRE
			HYDRANT
			POLE
⑤	⑥	⑦	⑧
ELEC	ELEC	LP	LF
ELECTRIC	BUILD	WATER	METER
METER	SUBURFACE	JUNCTION BOX	POLE
			1/2" RIF
			FOR ROD FOUND
			1 CORNER
			()

—+— FENCE — EASEMENT LINE — AIR COND. UNIT — PROPANE TANK

PROPERTY LINES

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Aaron Selden, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN SIMMONS SURVEY, ABSTRACT NO. 190, Rockwall County, Texas, and being a part of that tract of land as described in a Quitclaim Deed from Connie Eubank to Sherri Lynn Eubank Kelley, dated May 22, 1989 and being recorded in Volume 485, Page 315 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center of Anna Cade Road, at the Southeast corner of a 2.392 acres tract of land as described in a Warranty deed from Sherri Lynn Eubank Kelley to Steve Rinner and Chris Rinner, dated December 16, 1998 and being recorded in Volume 1528, Page 298 of the Real Property Records of Rockwall County, Texas, said point being S. 00 deg. 22 min. 46 sec. E., 365.00 feet from the Northeast corner of a 58.28 acres tract of land as described in a Deed to Sam R. Eubank, as recorded in Volume 39, Page 175 of the Deed Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 46 sec. E. along the center of Anna Cade Road, a distance of 445.48 feet to a point for corner at the Northeast corner of a 2.1116 acres tract of land as described in a Warranty deed from C.L. Castillo Builders, Inc. to Charles Duane Lites and Elizabeth Ann Lites, dated October 14, 1996 and being recorded in Volume 1170, Page 169 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 38 min. 15 sec. W., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 584.30 feet to a 5/8" iron rod found for corner in the East line of a 9.42 acres tract as described in a Warranty deed from Don C. Eubank to Steven Rinner, as recorded in Volume 550, Page 99 of the Real Property Records of Rockwall County, Texas, said point being at the Northwest corner of a 2.00 acres tract of land as described in a Warranty deed from Joanne Page to Dwight L. Walker and Janet S. Walker, dated August 21, 1989 and being recorded in Volume 491, Page 312 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 27 min. 42 sec. E. along the East line of said 9.42 acres tract, a distance of 181.58 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 01 min. 31 sec. E. along the East line of said 9.42 acres tract, a distance of 232.42 feet to a 1/2" iron rod found for corner at the Southwest corner of said 2.392 acres tract;

THENCE N. 86 deg. 31 min. 41 sec. E. (Basis of Bearings) along the South line of said 9.42 acres tract, at 560.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 580.84 feet to the POINT OF BEGINNING and containing 5.74 acres of land, of which 0.31 acres lies within Anna Cade Road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

We also understand the following:

- 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 and County 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or
- 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 County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

AARON SELDEN

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

Rockwall County Judge _____

Date _____

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

FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
AARON SELDEN
260 ANNA CADE ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

SYMBOL LEGEND											
⊙	TV	⊗	GAS	⊗	TEL	⊗	PH	⊗	FIRE	⊗	PP
⊙	TELEPHONE	⊗	GAS	⊗	TEL	⊗	PH	⊗	FIRE	⊗	PP
⊙	CABLE RISER	⊗	METER	⊗	RISER	⊗	HYDRANT	⊗	POLE	⊗	POLE
⊙	ELEC	⊗	ELEC	⊗	METER	⊗	POLE	⊗	POLE	⊗	POLE
⊙	ELECTRIC	⊗	BOX	⊗	METER	⊗	POLE	⊗	POLE	⊗	POLE
⊙	METER	⊗	JUNCTION BOX	⊗	POLE	⊗	POLE	⊗	POLE	⊗	POLE
⊙	FENCE	⊗	EASEMENT LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE
⊙	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE	⊗	PROPERTY LINE

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 29, 2021
APPLICANT: Aaron Selden
CASE NUMBER: P2021-033; *Lots 1 & 2, Block A, Aaron Selden Addition (ETJ)*

SUMMARY

Discuss and consider a request by Aaron Selden for the approval of a Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 5.74-acre tract of land, creating *Lots 1 & 2, Block A, Aaron Selden Addition*, which is identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (*i.e. Lots 1 & 2, Block A, Aaron Selden Addition*). The subject property is generally located on the west side of Anna Cade Road in Rockwall County.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall 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 *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, Aaron Selden Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall 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.

PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: P2021-033
PROJECT NAME: Lots 1 & 2, Block A, Aaron Selden Addition
SITE ADDRESS/LOCATIONS: 260 ANNA CADE RD, ROCKWALL COUNTY

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

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/25/2021	Approved w/ Comments

06/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Aaron Selden for the approval of a Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-033) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan). (§01.02(D), Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§01.02(D), Art. 11, UDC)

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Tie two (2) corners to City monumentation. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.6 Label the building lines where adjacent to a street. (Section (C)(1), Building Setback Requirements Adjacent to a Public Street, Exhibit 'A', ILA)

M.7 Include all of Anna Cade Road as well as the centerline. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M. 8 Move #7 from the Owner's Certificate to the General Notes on Sheet 1. (Section 5.d, Owner's Certification, of Exhibit 'A', ILA)

M.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions/corrections and return to staff by 3:00 p.m. on Tuesday, July 6, 2021. When resubmitting, please provide two (2) large copies (18" X 24" FOLDED) and one PDF version for a subsequent review by staff. (§01.02(D), Art. 11, UDC)

I.10 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.

M.11 The plat mylars require a signature by the County Judge. You must obtain the County Judge's signature prior to submitting the plat and all necessary documents (i.e. mylar copies, tax certificate(s), and filing fees) with the City for filing with Rockwall County. (Section (5)(d), Signature Blocks, of Exhibit 'A', ILA)

I.12 The Planning and Zoning Work Session Meeting will be held on June 29, 2021.

I.13 The Planning and Zoning Regular Meeting will be held on July 13, 2021.

I.14 The City Council meeting for this case is scheduled to be held on July 19, 2020.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Needs Review

06/23/2021: M - Must tie two points to Rockwall GPS. N: E:

M - Must complete a localized flood study to determine the 100' year water surface elevation. No structure will be allowed within the flood elevation.

M - Need to establish drainage easement and Erosion hazard setback based on localized 100-year flood plain and existing topography. Provide existing topography and contour elevations.

M - Minimum Finish Floor Elevation shall be established and labeled on the plat for each lot. Min finish floor shall be 2.0-feet above the 100 year localized flood plain elevations.

I - It appears the lot break will be very near the existing house. Will the existing house be demolished?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved w/ Comments

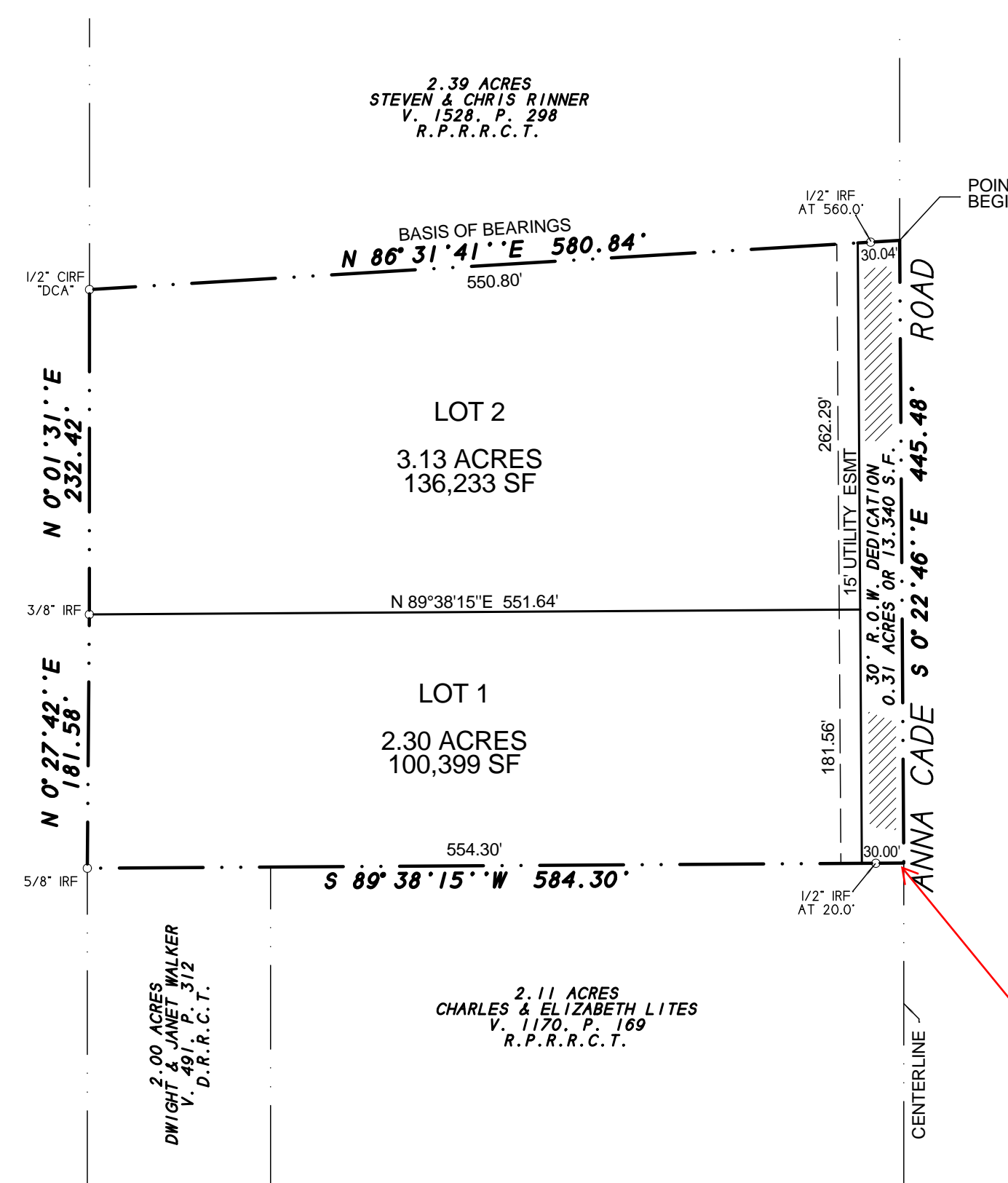
06/21/2021: Please add State Plane Coordinates to two corners.

(NAD83 State Plane North Central TX WKID2276 - Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved

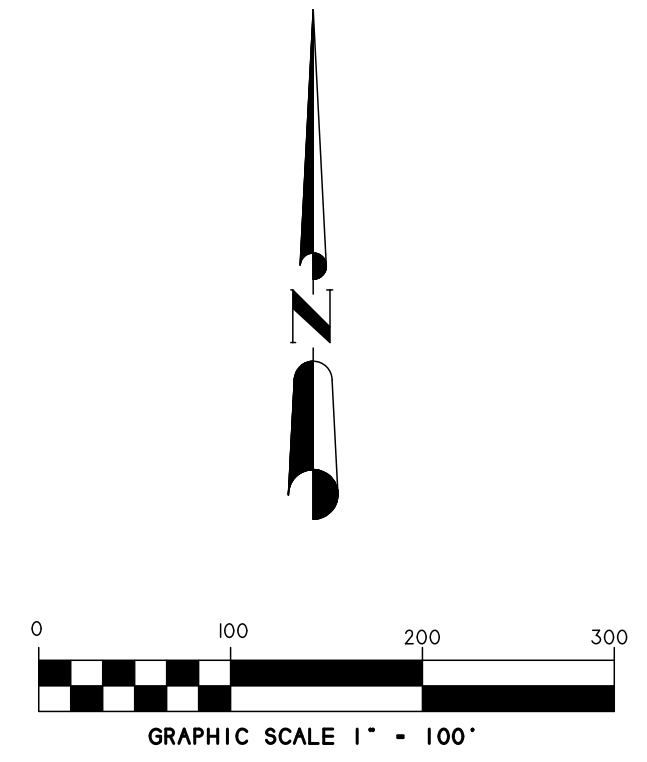
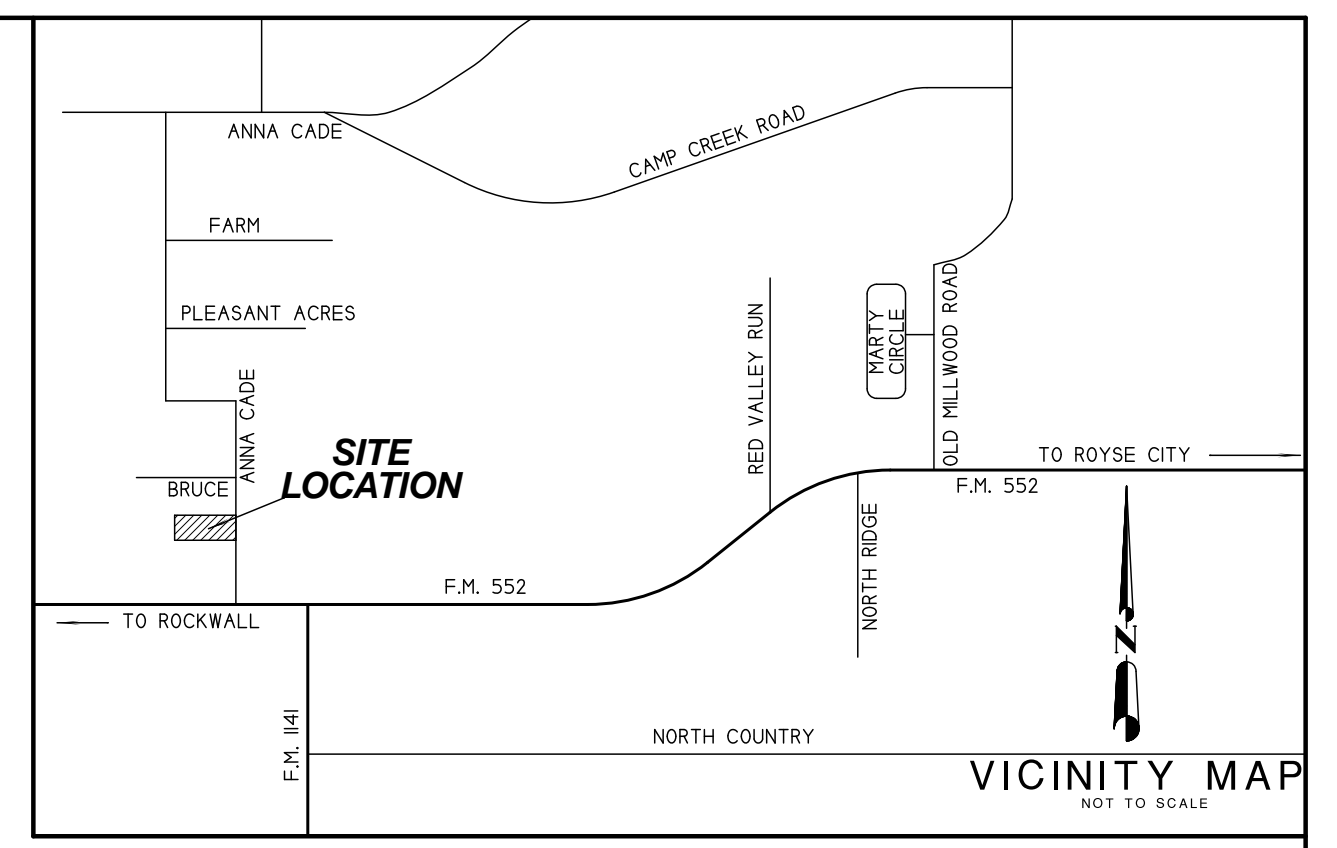
06/21/2021: No Comments

9.42 ACRES
STEVEN RINNER
V. 550, P. 99
D.R.R.C.T.



M - Must complete a localized flood study to determine the 100' year water surface elevation. No structure will be allowed within the flood elevation.
 M - Need to establish drainage easement and Erosion hazard setback based on localized 100-year flood plain and existing topography. Provide existing topography and contour elevations.
 M - Minimum Finish Floor Elevation shall be established and labeled on the plat for each lot. Min finish floor shall be 2.0-feet above the 100 year localized flood plain elevations.
 I - It appears the lot break will be very near the existing house. Will the existing house be demolished?

Must tie two points to Rockwall GPS.
 N:
 E:



FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
 (2 LOTS)

JOHN SIMMONS SURVEY, A-190
 IN THE E.T.J. OF
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOLUME 1528, PAGE 298, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
 AARON SELDEN
 260 ANNA CADE ROAD
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TV
⊕	GAS
⊖	TEL
⊗	PH
⊘	FP
⊙	TELEPHONE CABLE RISER
⊕	GAS METER
⊖	PHONE RISER
⊗	FIRE HYDRANT
⊘	POWER POLE
⊙	ELEC
⊕	ELEC
⊖	LP
⊗	1/2" BIF
⊘	1" BIF
⊙	ELECTRIC SUBSTATION
⊕	WATER METER
⊖	LIGHT POLE
⊗	PROBING POINT
⊘	CORNER
⊙	FENCE
⊕	EASEMENT LINE
⊖	AIR COND. UNIT
⊗	PROPANE TANK
⊘	PROPERTY LINE

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

CASE NO. P2021-



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-033

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 260 ANNA CADE RD.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING RESIDENTIAL

PROPOSED USE RESIDENTIAL

ACREAGE 5.74

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER AARON SELDEN

APPLICANT AARON SELDEN

CONTACT PERSON AARON SELDEN

CONTACT PERSON AARON SELDEN

ADDRESS 260 ANNA CADE RD.

ADDRESS 260 ANNA CADE RD.

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972-322-7282

PHONE 972-322-7282

E-MAIL ajs/landscaping@yahoo.com

E-MAIL ajs/landscaping@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

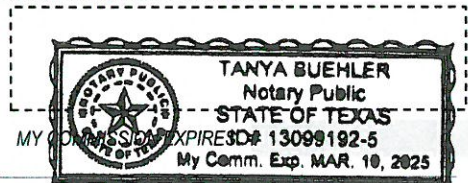
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 414.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 20 21 BY SIGNING THIS APPLICATION, 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 17th DAY OF June, 20 21


OWNER'S SIGNATURE

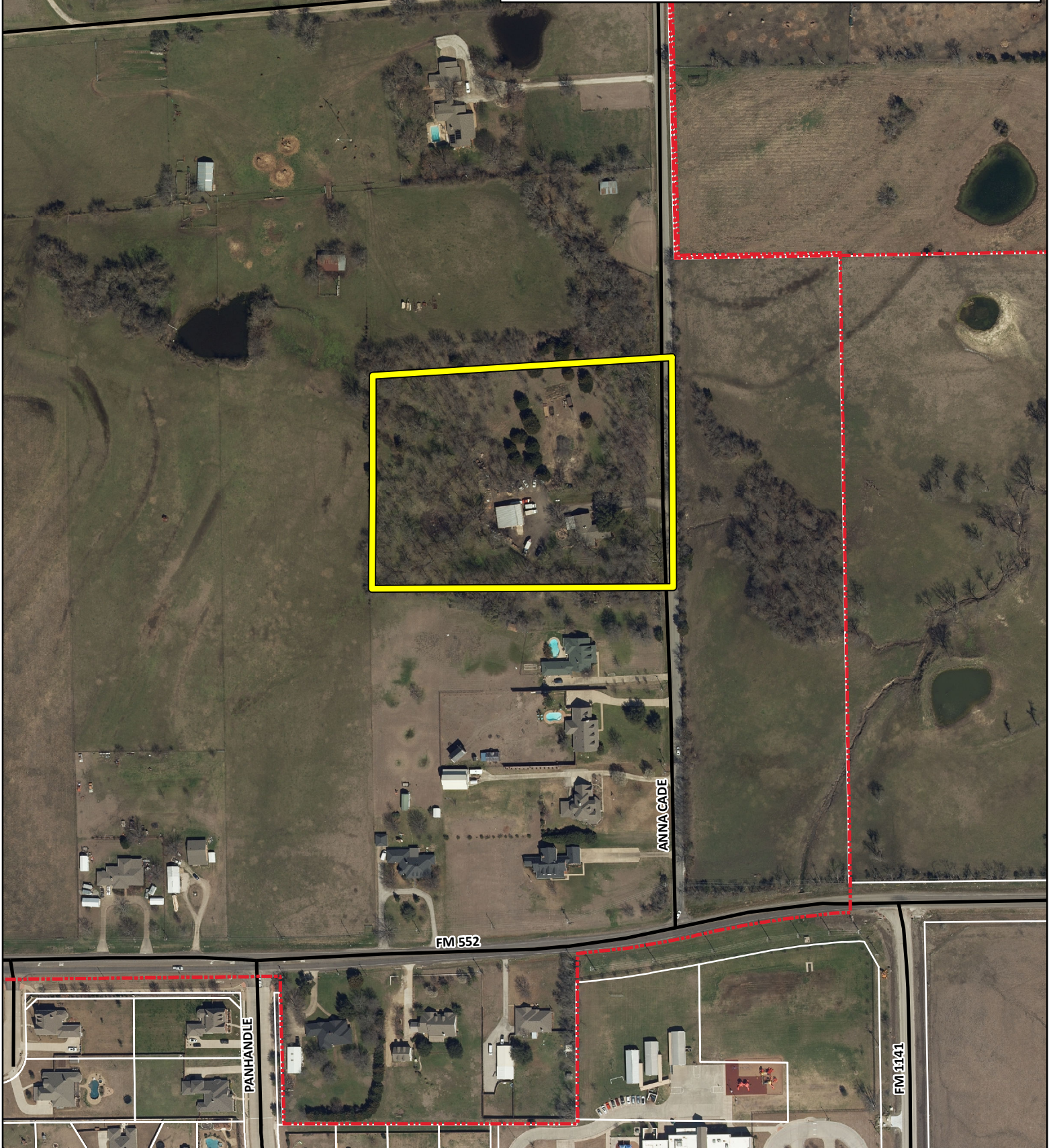
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 80 160 320 480 640 Feet

P2021-033- LOTS 1 & 2, BLOCK A, AARON SELDEN ADDITION
FINAL PLAT - LOCATION MAP = 



City of Rockwall

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

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



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Aaron Selden, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN SIMMONS SURVEY, ABSTRACT NO. 190, Rockwall County, Texas, and being a part of that tract of land as described in a Quitclaim Deed from Connie Eubank to Sherri Lynn Eubank Kelley, dated May 22, 1989 and being recorded in Volume 485, Page 315 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center of Anna Cade Road, at the Southeast corner of a 2.392 acres tract of land as described in a Warranty deed from Sherri Lynn Eubank Kelley to Steve Rinner and Chris Rinner, dated December 16, 1998 and being recorded in Volume 1528, Page 298 of the Real Property Records of Rockwall County, Texas, said point being S. 00 deg. 22 min. 46 sec. E., 365.00 feet from the Northeast corner of a 58.28 acres tract of land as described in a Deed to Sam R. Eubank, as recorded in Volume 39, Page 175 of the Deed Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 46 sec. E. along the center of Anna Cade Road, a distance of 445.48 feet to a point for corner at the Northeast corner of a 2.1116 acres tract of land as described in a Warranty deed from C.L. Castillo Builders, Inc. to Charles Duane Lites and Elizabeth Ann Lites, dated October 14, 1996 and being recorded in Volume 1170, Page 169 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 38 min. 15 sec. W., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 584.30 feet to a 5/8" iron rod found for corner in the East line of a 9.42 acres tract as described in a Warranty deed from Don C. Eubank to Steven Rinner, as recorded in Volume 550, Page 99 of the Real Property Records of Rockwall County, Texas, said point being at the Northwest corner of a 2.00 acres tract of land as described in a Warranty deed from Joanne Page to Dwight L. Walker and Janet S. Walker, dated August 21, 1989 and being recorded in Volume 491, Page 312 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 27 min. 42 sec. E. along the East line of said 9.42 acres tract, a distance of 181.58 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 01 min. 31 sec. E. along the East line of said 9.42 acres tract, a distance of 232.42 feet to a 1/2" iron rod found for corner at the Southwest corner of said 2.392 acres tract;

THENCE N. 86 deg. 31 min. 41 sec. E. (Basis of Bearings) along the South line of said 9.42 acres tract, at 560.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 580.84 feet to the POINT OF BEGINNING and containing 5.74 acres of land, of which 0.31 acres lies within Anna Cade Road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

We also understand the following:

- 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 and County 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or
- 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 County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

AARON SELDEN

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

Rockwall County Judge _____

Date _____

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

FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗	TV
⊕	GAS
⊙	TEL
⊖	PH
⊗	PP
⊕	CABLE RISER
⊙	GAS RISER
⊖	PHONE RISER
⊗	FIRE HYDRANT
⊕	POWER POLE
⊙	ELEC
⊖	ELEC
⊗	WATER METER
⊕	LP
⊙	1/2" RIF
⊖	ELECTRIC SUBURFACE JUNCTION BOX
⊗	WATER METER
⊕	LIGHT POLE
⊙	RAW FOUND
⊖	1 CORNER
⊗	PROPR. LINES
⊕	EASEMENT LINE
⊙	A/C
⊖	PROPANE TANK

OWNER:
AARON SELDEN
260 ANNA CADE ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

CASE NO. P2021-



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: July 13, 2021
APPLICANT: Aaron Selden
CASE NUMBER: P2021-033; *Lots 1 & 2, Block A, Aaron Selden Addition (ETJ)*

SUMMARY

Discuss and consider a request by Aaron Selden for the approval of a Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 5.74-acre tract of land, creating *Lots 1 & 2, Block A, Aaron Selden Addition*, which is identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (*i.e. Lots 1 & 2, Block A, Aaron Selden Addition*). The subject property is generally located on the west side of Anna Cade Road in Rockwall County.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall 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 *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, Aaron Selden Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-033

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 260 ANNA CADE RD.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING RESIDENTIAL

PROPOSED USE RESIDENTIAL

ACREAGE 5.74

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER AARON SELDEN

APPLICANT AARON SELDEN

CONTACT PERSON AARON SELDEN

CONTACT PERSON AARON SELDEN

ADDRESS 260 ANNA CADE RD.

ADDRESS 260 ANNA CADE RD.

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972-322-7282

PHONE 972-322-7282

E-MAIL ajslandscaping@yahoo.com

E-MAIL ajslandscaping@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

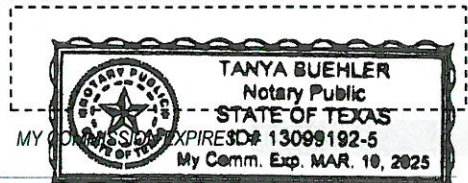
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 414.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 20 21 BY SIGNING THIS APPLICATION, 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 17th DAY OF June, 20 21


OWNER'S SIGNATURE

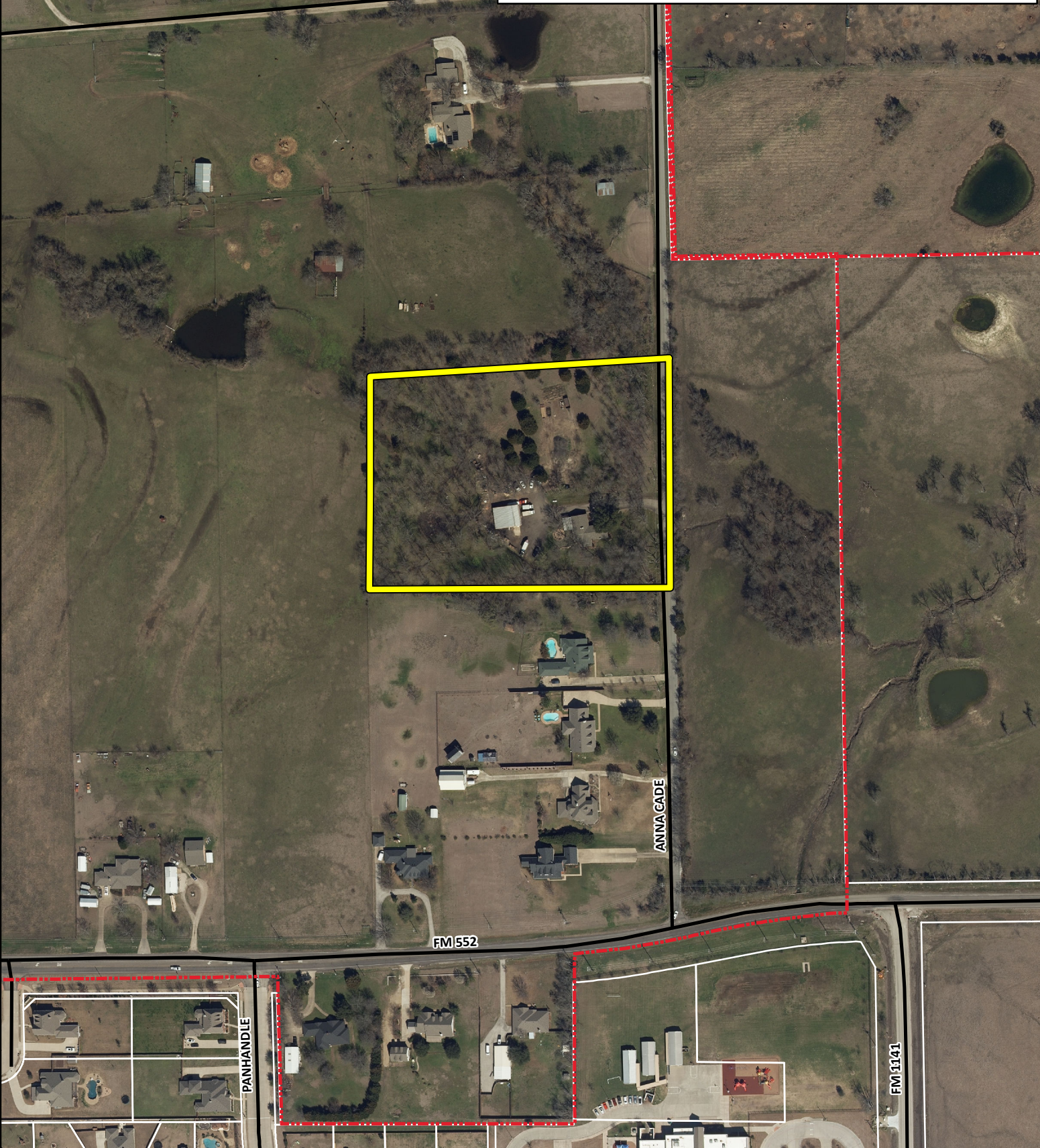
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 80 160 320 480 640 Feet

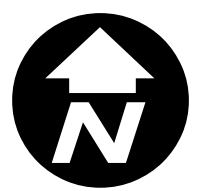
P2021-033- LOTS 1 & 2, BLOCK A, AARON SELDEN ADDITION
FINAL PLAT - LOCATION MAP = 

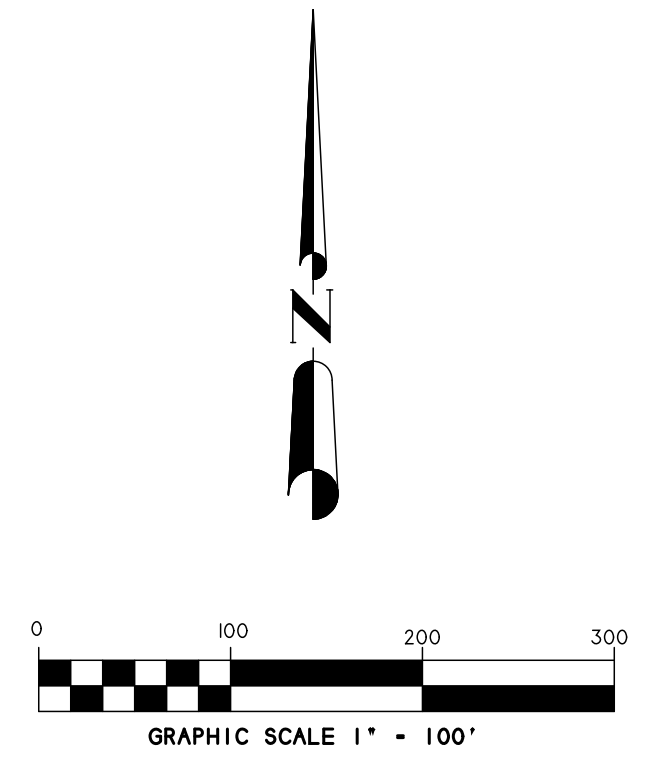
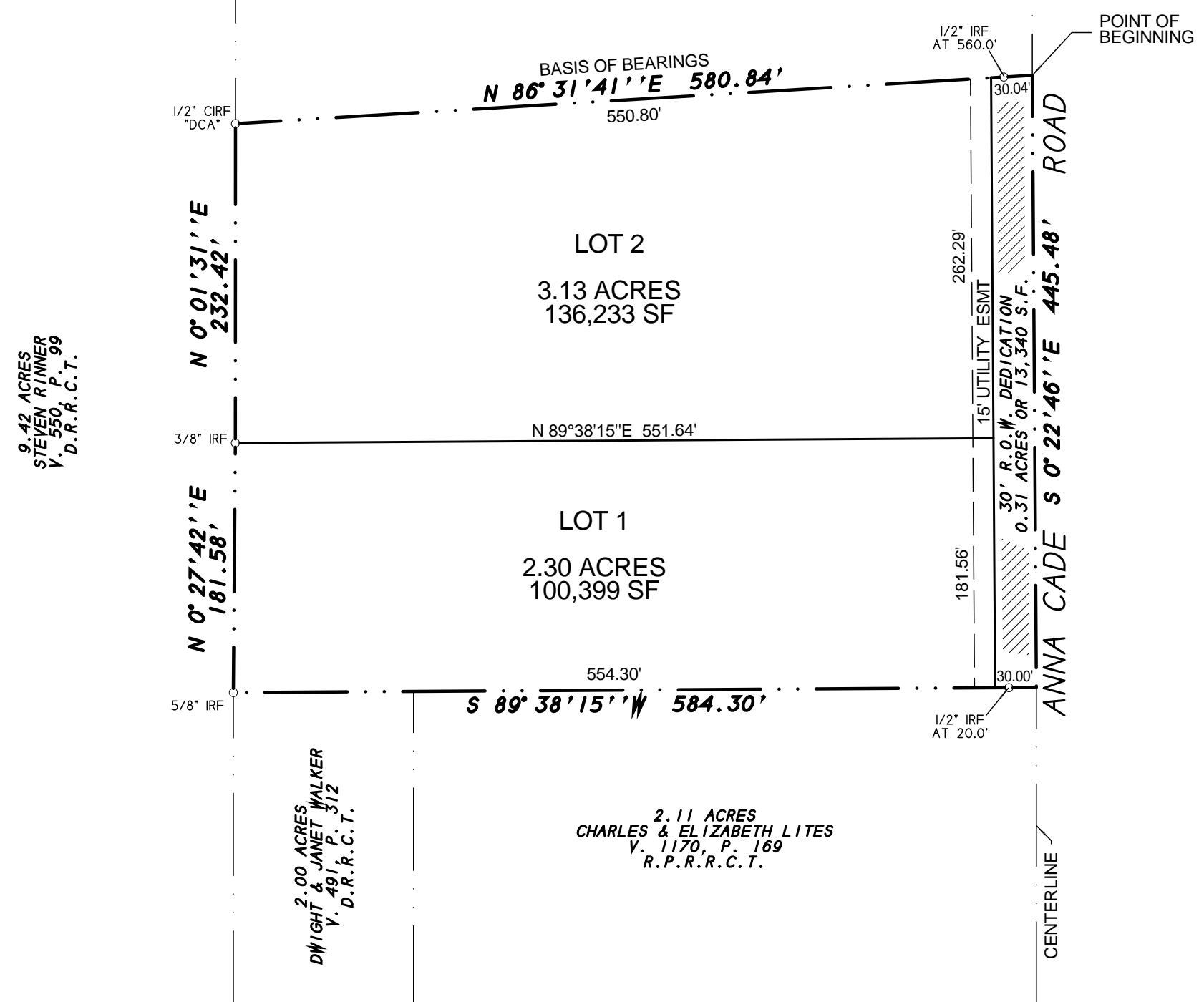
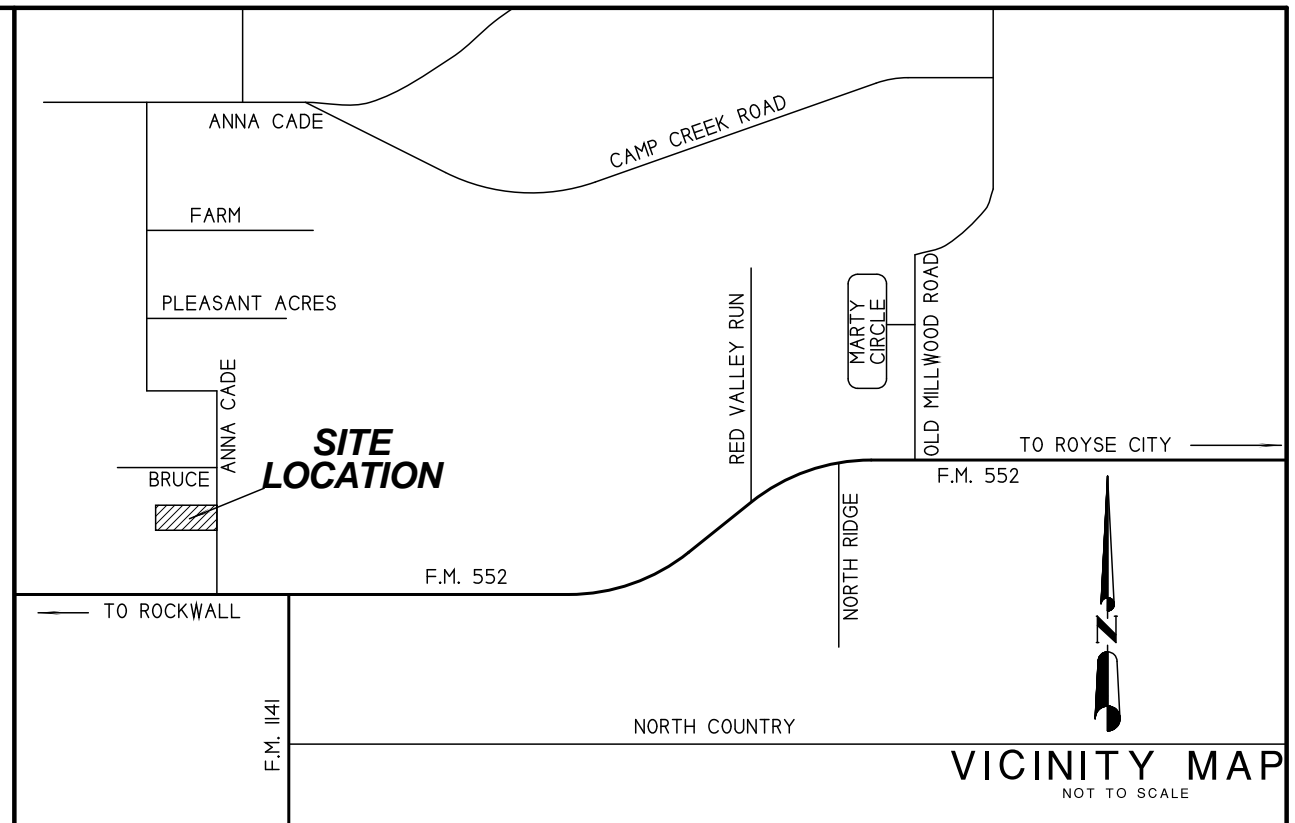


City of Rockwall

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

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





FINAL PLAT

AARON SELDEN ADDITION

LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOLUME 1528, PAGE 298, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
AARON SELDEN
 260 ANNA CADE ROAD
 ROCKWALL, TEXAS 75087

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

SHEET 1 OF 2

SYMBOL LEGEND

⊗ TV	⊗ GAS	⊗ TEL	⊗ PH	⊗ FP
⊗ TELEVISION CABLE RISER	⊗ GAS METER	⊗ PHONE RISER	⊗ FIRE HYDRANT	⊗ POWER POLE
⊗ ELEC. METER	⊗ ELEC. BOX	⊗ WATER METER	⊗ LP	⊗ 1/2" BIF. FOUND CORNER
⊗ ELECTRIC SUBSTATION JUNCTION BOX	⊗ WATER JUNCTION BOX	⊗ LIGHT POLE	⊗	⊗
-X- FENCE	- - - - - EASEMENT LINE	- - - - - PROPERTY LINE	⊗ AC	⊗ PROPANE TANK

SURVEY DATE JUNE 1, 2021
 SCALE 1" = 100' FILE # 20062058-FP
 CLIENT SELDON

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Aaron Selden, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN SIMMONS SURVEY, ABSTRACT NO. 190, Rockwall County, Texas, and being a part of that tract of land as described in a Quitclaim Deed from Connie Eubank to Sherri Lynn Eubank Kelley, dated May 22, 1989 and being recorded in Volume 485, Page 315 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

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- The City and County 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.
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- 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or
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Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

AARON SELDEN

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

Rockwall County Judge _____

Date _____

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

FINAL PLAT

AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗	TELEVISION CABLE RISER
⊙	GAS METER
⊕	TEL RISER
⊖	FIRE HYDRANT
⊚	POWER POLE
⊛	ELEC. METER
⊜	ELEC. SUBSTATION JUNCTION BOX
⊝	WATER METER
⊞	LIGHT POLE
⊟	IRREG. BOUND. CORNER
⊠	EASEMENT LINE
⊡	PROPERTY LINES
⊢	FENCE
⊣	A/C
⊤	PROPANE TANK

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

OWNER:
AARON SELDEN
260 ANNA CADE ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

CASE NO. P2021-



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: July 19, 2021
APPLICANT: Aaron Selden
CASE NUMBER: P2021-033; *Lots 1 & 2, Block A, Aaron Selden Addition (ETJ)*

SUMMARY

Discuss and consider a request by Aaron Selden for the approval of a Final Plat for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 5.74-acre tract of land, creating *Lots 1 & 2, Block A, Aaron Selden Addition*, which is identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (*i.e. Lots 1 & 2, Block A, Aaron Selden Addition*). The subject property is generally located on the west side of Anna Cade Road in Rockwall County.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall 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 *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall 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, Aaron Selden Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall 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 July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Final Plat with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-033

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 260 ANNA CADE RD.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING RESIDENTIAL

PROPOSED USE RESIDENTIAL

ACREAGE 5.74

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER AARON SELDEN

APPLICANT AARON SELDEN

CONTACT PERSON AARON SELDEN

CONTACT PERSON AARON SELDEN

ADDRESS 260 ANNA CADE RD.

ADDRESS 260 ANNA CADE RD.

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972-322-7282

PHONE 972-322-7282

E-MAIL ajslandscaping@yahoo.com

E-MAIL ajslandscaping@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

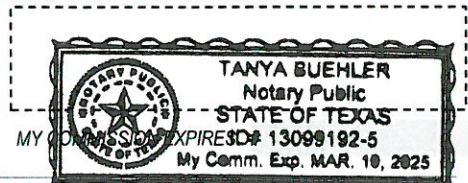
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 414.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 20 21 BY SIGNING THIS APPLICATION, 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 17th DAY OF June, 20 21


OWNER'S SIGNATURE

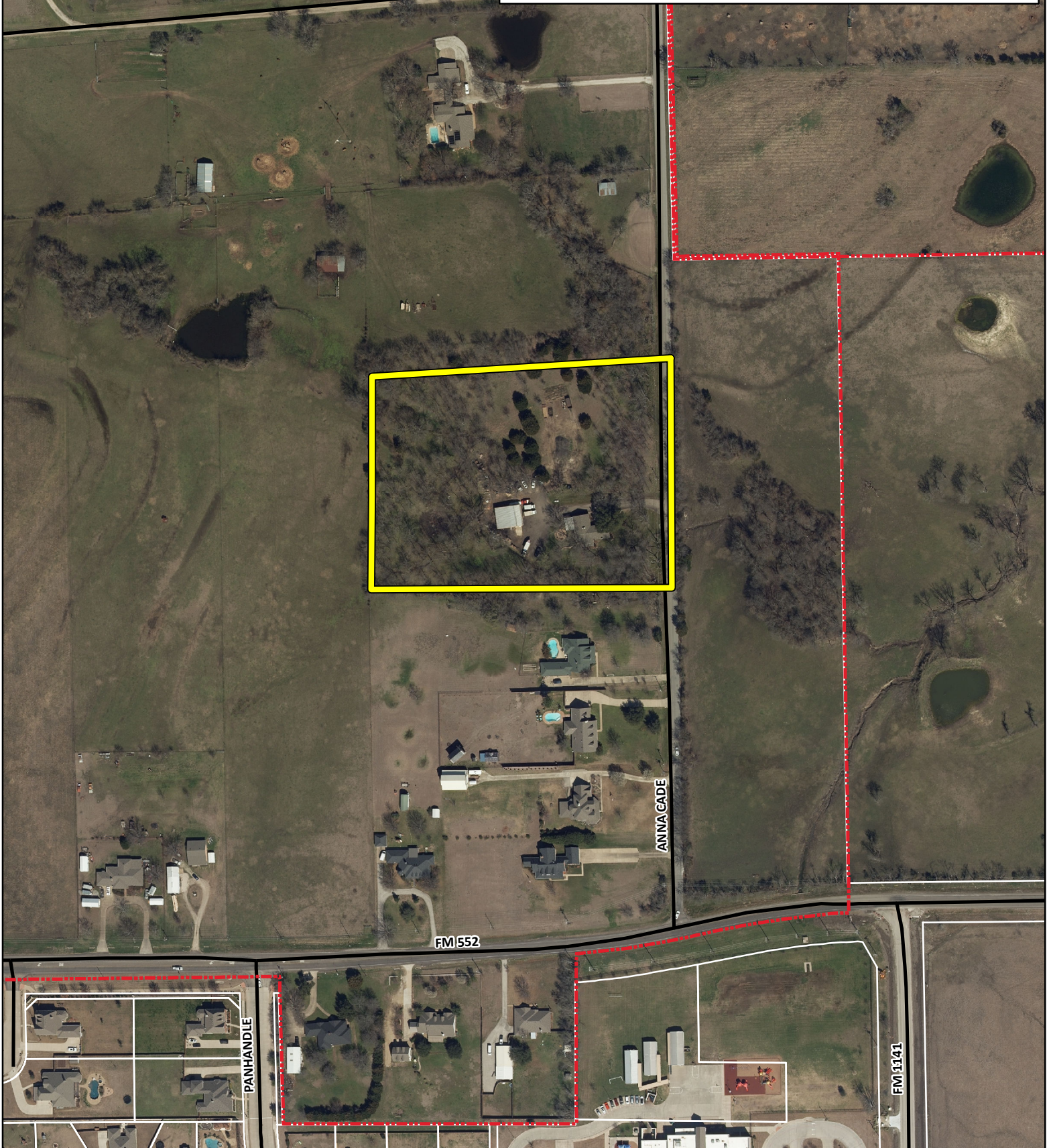
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 80 160 320 480 640 Feet

P2021-033- LOTS 1 & 2, BLOCK A, AARON SELDEN ADDITION
FINAL PLAT - LOCATION MAP = 

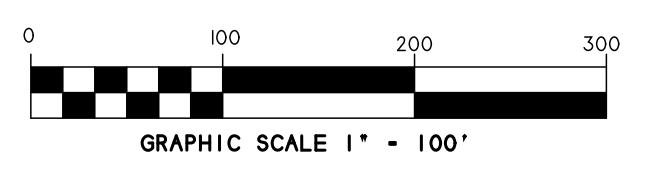
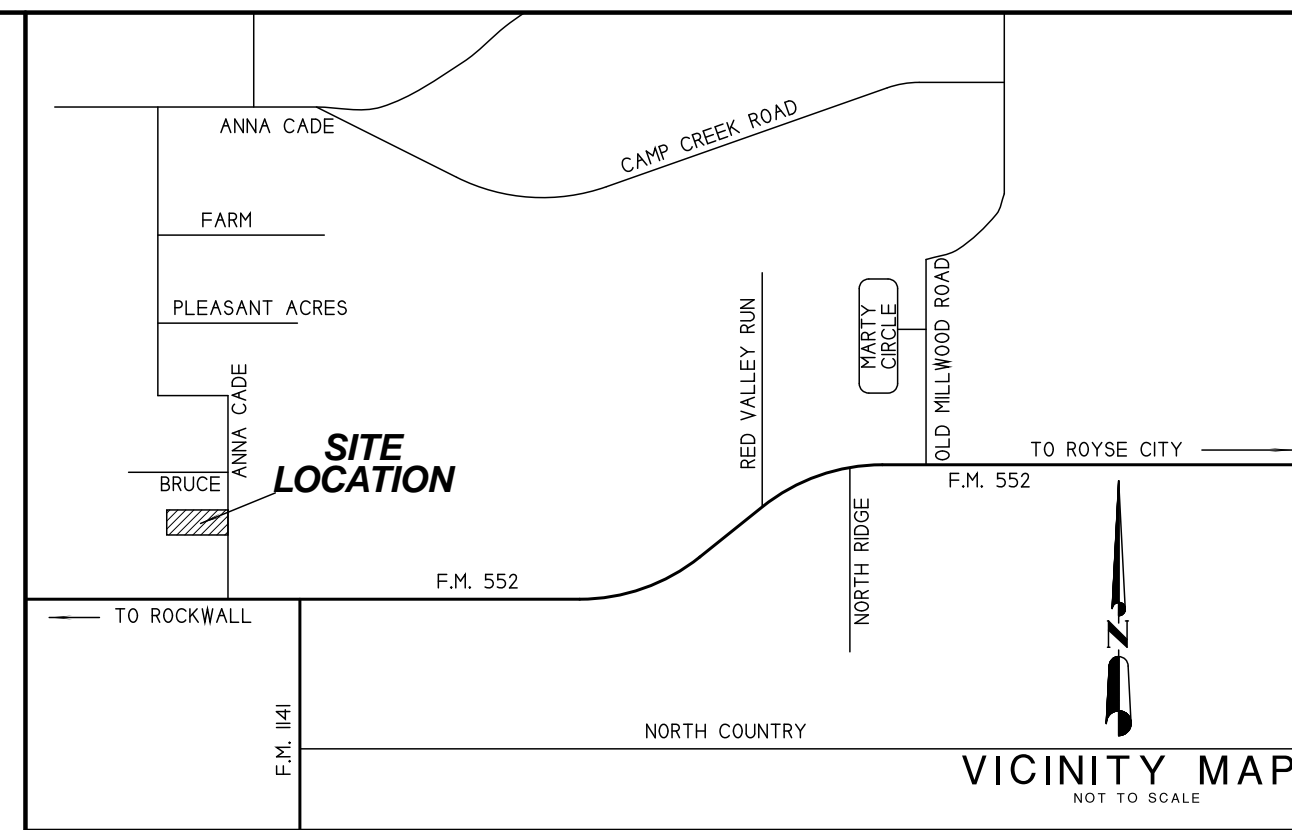
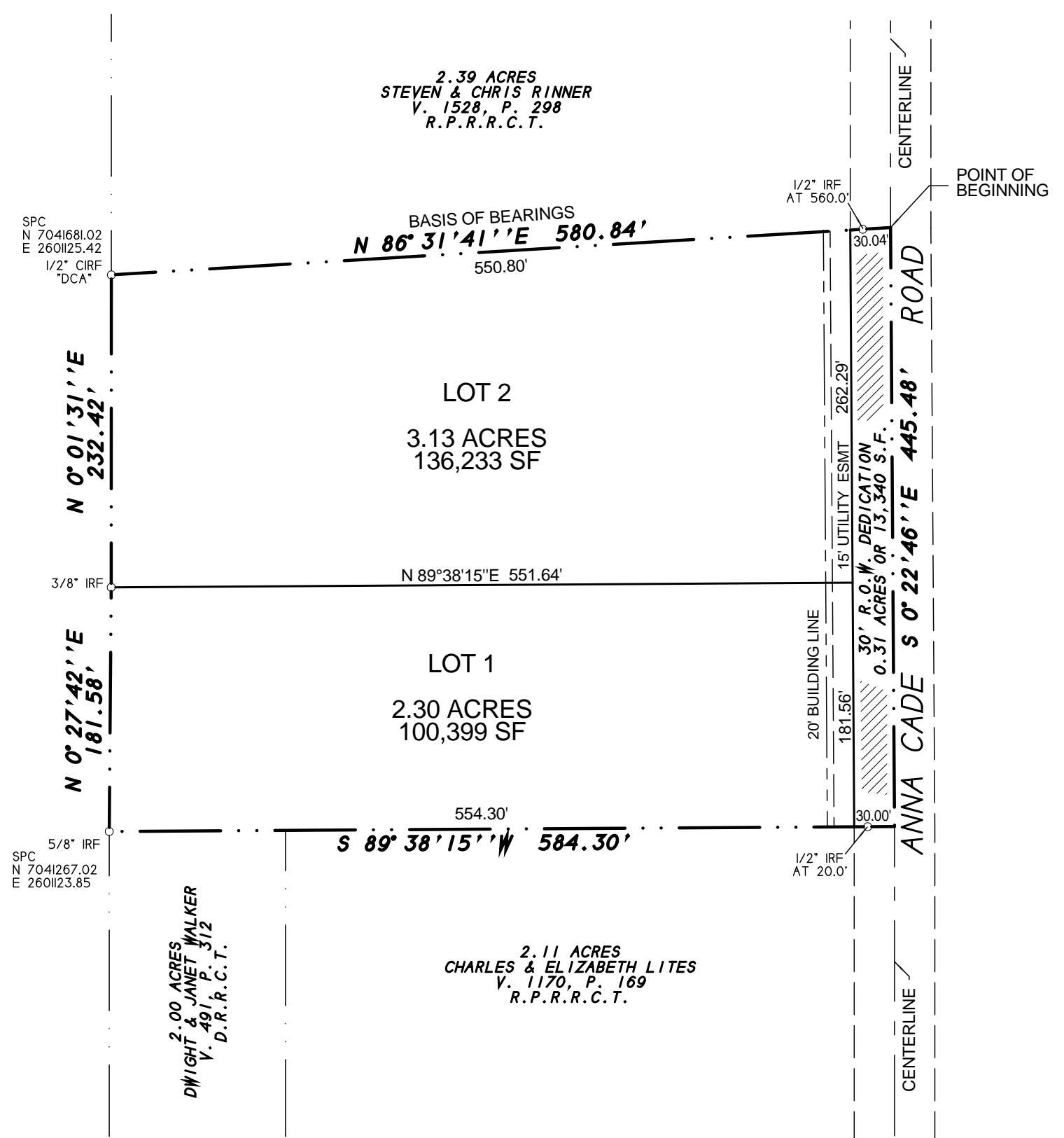


City of Rockwall

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

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





FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
 IN THE E.T.J. OF
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOLUME 1528, PAGE 298, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.
 - 5) Before there is any construction on the property, a City of Rockwall approved grading plan with flood study will be required.

OWNER:
 AARON SELDEN
 ADRIENNE SELDEN
 260 ANNA CADE ROAD
 ROCKWALL, TEXAS 75087

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

SHEET 1 OF 2

SYMBOL LEGEND

TV	TEL	SP
CABLE RISE	PHONE RISE	HYDRANT
GAS METER	WATER METER	1/2" IRF
ELEC. METER	ELEC. BOX	IRON ROD FOUND
SUBSURFACE JUNCTION BOX	WATER	1/2" IRF CORNER
FENCE	EXISTENT LINE	AZC
	Property Lines	AIR COND. UNIT
		PROPANE TANK

SURVEY DATE JUNE 1, 2021
 SCALE 1" = 100' FILE # 20062058-FF
 CLIENT SELDON

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Aaron Selden and Adrienne Selden, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN SIMMONS SURVEY, ABSTRACT NO. 190, Rockwall County, Texas, and being a part of that tract of land as described in a Quitclaim Deed from Connie Eubank to Sherri Lynn Eubank Kelley, dated May 22, 1989 and being recorded in Volume 485, Page 315 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center of Anna Cade Road, at the Southeast corner of a 2.392 acres tract of land as described in a Warranty deed from Sherri Lynn Eubank Kelley to Steve Rinner and Chris Rinner, dated December 16, 1998 and being recorded in Volume 1528, Page 298 of the Real Property Records of Rockwall County, Texas, said point being S. 00 deg. 22 min. 46 sec. E., 365.00 feet from the Northeast corner of a 58.28 acres tract of land as described in a Deed to Sam R. Eubank, as recorded in Volume 39, Page 175 of the Deed Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 46 sec. E. along the center of Anna Cade Road, a distance of 445.48 feet to a point for corner at the Northeast corner of a 2.1116 acres tract of land as described in a Warranty deed from C.L. Castillo Builders, Inc. to Charles Duane Lites and Elizabeth Ann Lites, dated October 14, 1996 and being recorded in Volume 1170, Page 169 of the Deed Records of Rockwall County, Texas;

THENCE S. 89 deg. 38 min. 15 sec. W., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 584.30 feet to a 5/8" iron rod found for corner in the East line of a 9.42 acres tract as described in a Warranty deed from Don C. Eubank to Steven Rinner, as recorded in Volume 530, Page 99 of the Real Property Records of Rockwall County, Texas, said point being at the Northwest corner of a 2.00 acres tract of land as described in a Warranty deed from Joanne Page to Dwight L. Walker and Janet S. Walker, dated August 21, 1989 and being recorded in Volume 491, Page 312 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 27 min. 42 sec. E. along the East line of said 9.42 acres tract, a distance of 181.58 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 01 min. 31 sec. E. along the East line of said 9.42 acres tract, a distance of 232.42 feet to a 1/2" iron rod found for corner at the Southwest corner of said 2.392 acres tract;

THENCE N. 86 deg. 31 min. 41 sec. E. (Basis of Bearings) along the South line of said 9.42 acres tract, at 560.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 580.84 feet to the POINT OF BEGINNING and containing 5.74 acres of land, of which 0.31 acres lies within Anna Cade Road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

We also understand the following:

- 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 and County 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

AARON SELDEN _____

ADRIENNE SELDEN _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of AARON SELDEN ADDITION, LOTS 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

Rockwall County Judge _____

Date _____

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

FINAL PLAT
AARON SELDEN ADDITION
LOTS 1 & 2, BLOCK A

5.74 ACRES OR 249,972 S.F.
(2 LOTS)

JOHN SIMMONS SURVEY, A-190
IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
TV	GAS	TEL	FH	FP					
TELEVISION	S&L	PHONE	FIRE	POWER					
CABLE RISER	WATER	RISER	HYDRANT	POLE					
ELEC	ELEC	W	LP	1/2" IRP FOUND					
ELECTRIC	WELL	W	LP	IRP FOUND					
PETER	SUBSURFACE	PETER	LIGHT	(T CORNER)					
JUNCTION BOX	POLE	POLE	POLE						
--- EXISTENT LINE ---	--- AIR COND. ---	--- PROPANE TANK ---							
--- FENCE ---	--- PROPERTY LINE ---								

OWNER:
AARON SELDEN
ADRIENNE SELDEN
260 ANNA CADE ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE JUNE 1, 2021
SCALE 1" = 100' FILE # 20062058-FP
CLIENT SELDON

CASE NO. P2021-033



August 2, 2021

TO: Aaron Selden
260 Anna Cade Road
Rockwall, TX 75087

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

SUBJECT: P2021-033; Lots 1 & 2, Block A, Aaron Selden Addition (Final Plat)

Aaron Selden:

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 07/19/2021. 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 Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- 2) The applicant shall have the city approved plat mylar signed by the Rockwall 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 July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Final Plat with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

City Council

On July 19, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 7-0.

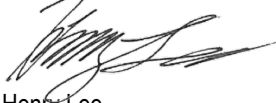
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to 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. 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,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee
Planner