



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING DIVISION CASE NO. 2023-004

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

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AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

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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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 619 RENFRO STREET

SUBDIVISION ABBOTT ADDITION

LOT 2A BLOCK 1

GENERAL LOCATION 1.25 ACRES LOCATED IN THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 1.25

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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 TODD ABBOTT & WHINEY ABBOTT

APPLICANT CBG SURVEYING

CONTACT PERSON TODD ABBOTT

CONTACT PERSON BRYAN CONNALLY

ADDRESS 619 RENFRO STREET

ADDRESS 1413 E. I-30, STE. 7

CITY, STATE & ZIP ROCKWALL, TX, 75087

CITY, STATE & ZIP GARLAND, TX, 75048

PHONE 903-949-5255

PHONE 214-349-9485

E-MAIL TABBOTTMX25@YAHOO.COM

E-MAIL BRYANC@CBGTXLLC.COM

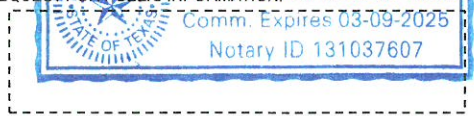
NOTARY VERIFICATION [REQUIRED]

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

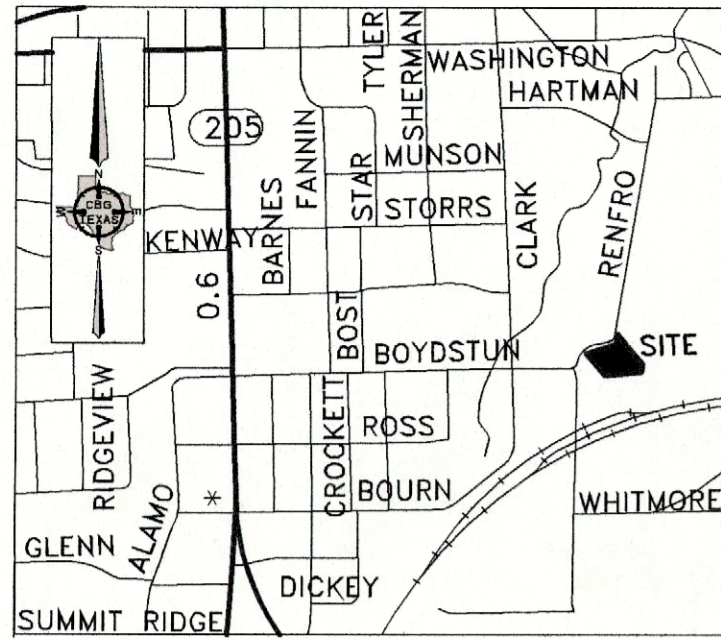
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ January, 2023 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION, Inc. State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JANUARY, 2023.

OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 3-9-2025

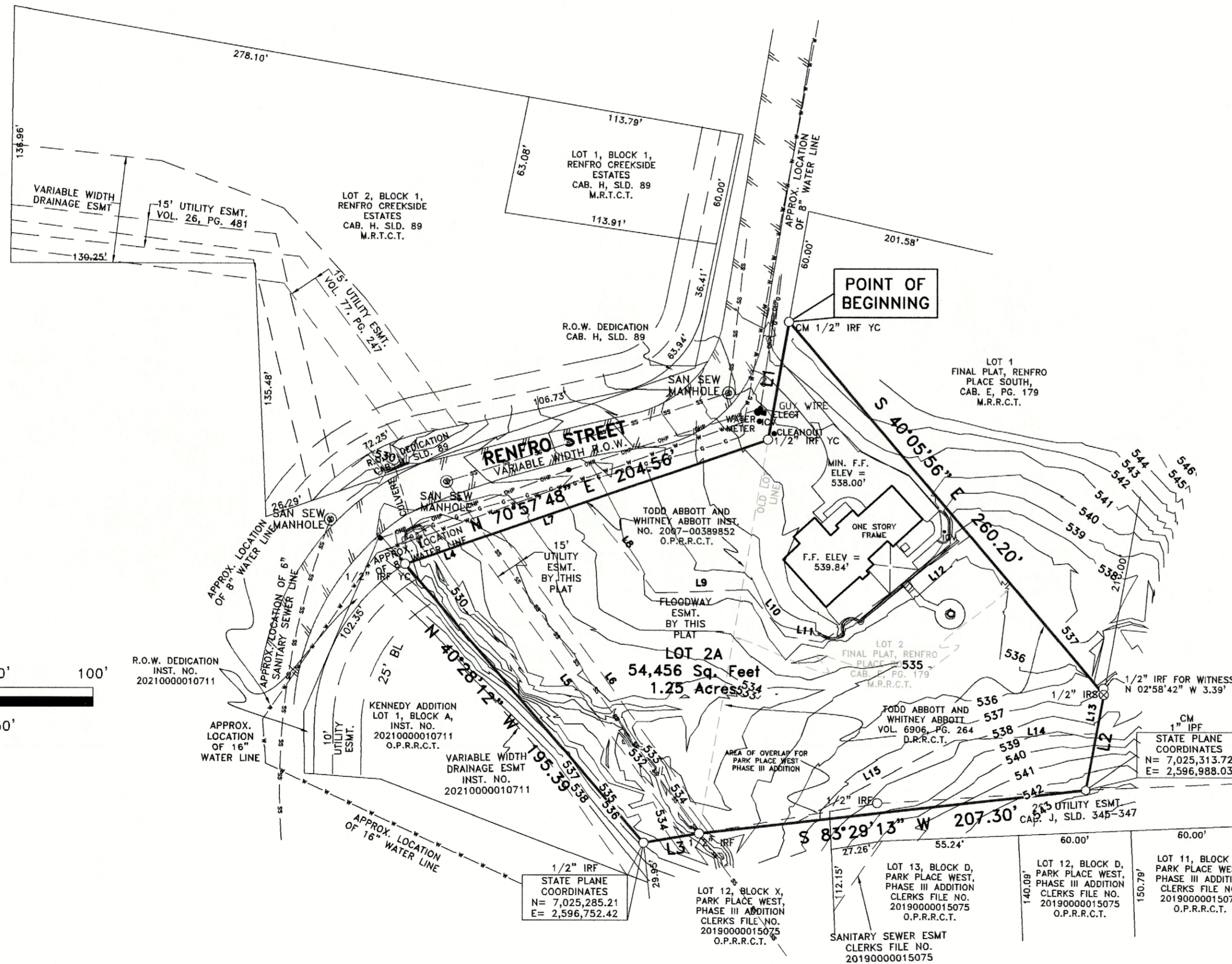


VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 09°58'36" E	64.07'
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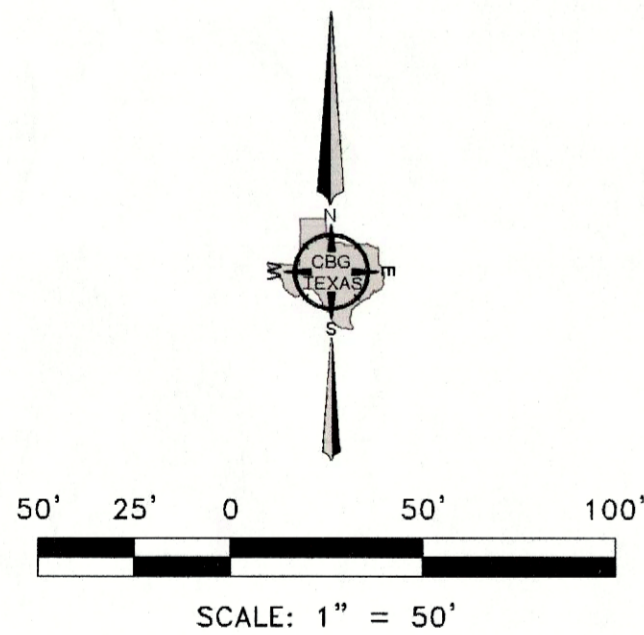
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- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- B.F.E. = BASE FLOOD ELEVATION
- MIN. F.F. ELEV = MINIMUM FINISH FLOOR ELEVATION



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



SHEET 1 OF 2

PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION
54,456 SQ. FT. / 1.25 ACRES
1 LOT
SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 1413 E. I-30, Ste. 7
 Garland, TX 75048
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: TODD ABBOTT & WHITNEY ABBOTT
 619 RENFRO STREET,
 ROCKWALL, TEXAS 75087
 PHONE: (903) 949-5255
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to Rockwall County, 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 the LOT 2A, BLOCK 1, ABBOTT ADDITION, have been notified and signed this plat.

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

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

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

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

By: _____
Todd Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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_____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Whitney Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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_____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 01/19/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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.

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(SHEET 2 OF 2)

**PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION**
54,456 SQ. FT. / 1.25 ACRES
1 LOT
SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
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OWNER: TODD ABBOTT & WHITNEY ABBOTT
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PHONE: (903) 949-5255
EMAIL: TABBOTTMX25@YAHOO.COM

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DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF ONLY
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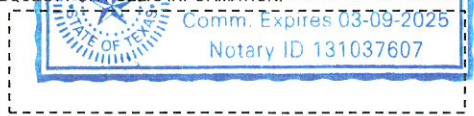
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MY COMMISSION EXPIRES 3-9-2025

0 62.5 125 250 375 500 Feet

P2023-004: Final Plat for Lot 1, Block A, Abbot Addition



Case Location Map = 

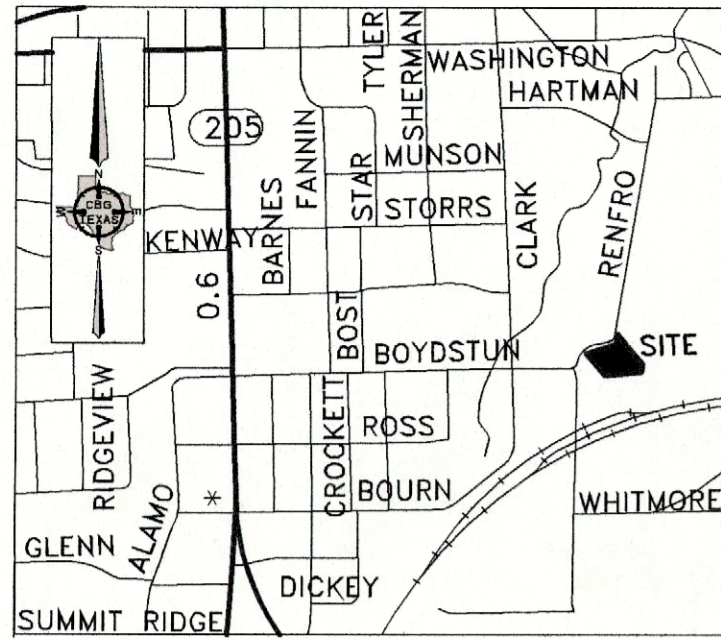


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



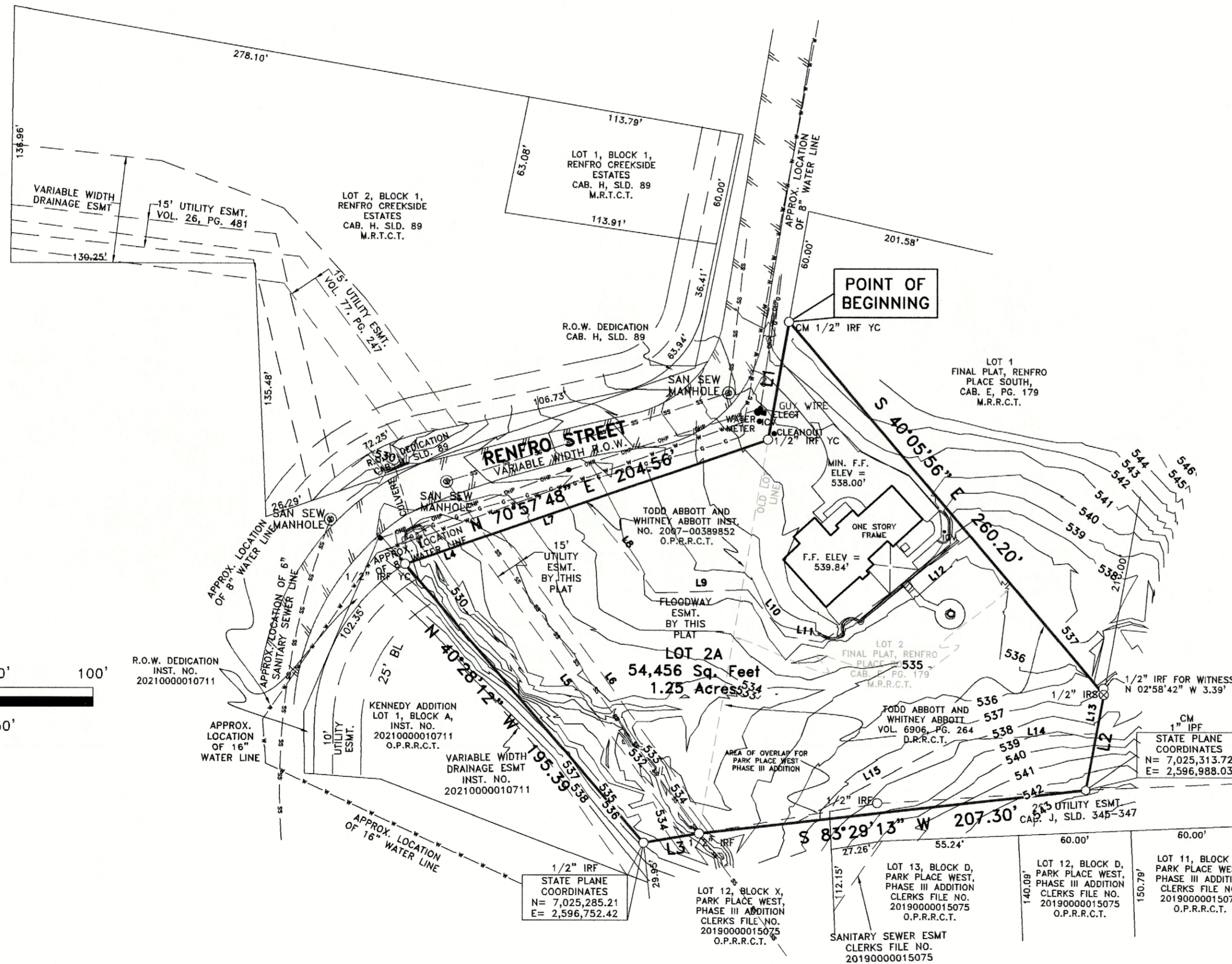


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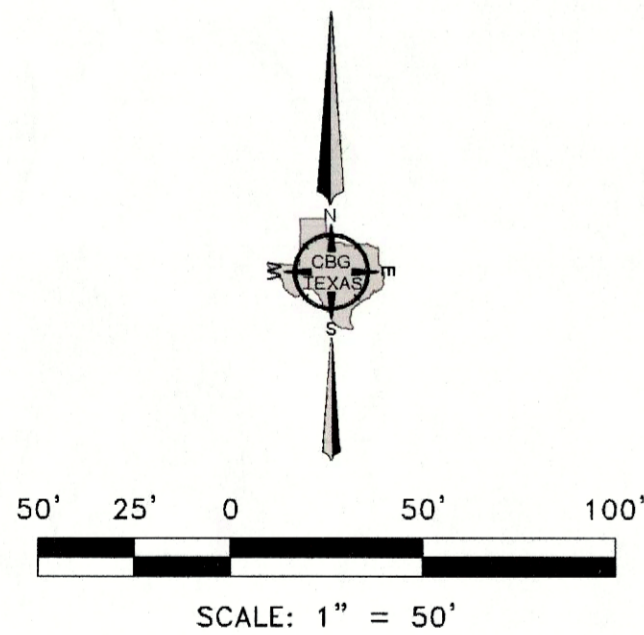
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- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- B.F.E. = BASE FLOOD ELEVATION
- MIN. F.F. ELEV = MINIMUM FINISH FLOOR ELEVATION



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



SHEET 1 OF 2

PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION
 54,456 SQ. FT. / 1.25 ACRES
 1 LOT

SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 1413 E. I-30, Ste. 7
 Garland, TX 75048
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: TODD ABBOTT & WHITNEY ABBOTT
 619 RENFRO STREET,
 ROCKWALL, TEXAS 75087
 PHONE: (903) 949-5255
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to Rockwall County, 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 the LOT 2A, BLOCK 1, ABBOTT ADDITION, have been notified and signed this plat.

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

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

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

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

By: _____
Todd Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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_____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Whitney Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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_____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: TODD ABBOTT & WHITNEY ABBOTT
619 RENFRO STREET,
ROCKWALL, TEXAS 75087
PHONE: (903) 949-5255
EMAIL: TABBOTTMX25@YAHOO.COM

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 01/19/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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_____, 2023.

By: _____

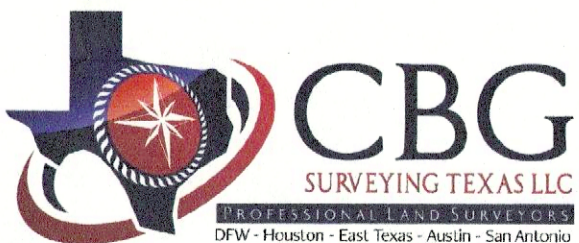
printed name: _____
Notary Public in and for the State of Texas

(SHEET 2 OF 2)

**PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION**

**54,456 SQ. FT. / 1.25 ACRES
1 LOT**

**SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



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SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: January 31, 2023
APPLICANT: Bryan Connally; *Truman Heights, LLC*
CASE NUMBER: P2023-004; *Final Plat for Lot 1, Block A, Abbott Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 1.25-acre tract of land (*i.e. Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition*) for the purpose of creating one (1) parcel of land (*i.e. Lot 1, Block A, Abbott Addition*). Currently, there is an existing 1,567 SF single-family home, situated on Lot 2 of the Renfro Place South Addition that was constructed in 2002.
- The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Commercial (C) District. The zoning designation of the subject property changed from a Commercial (C) District to a Single-Family 7 (SF-7) District sometime between January 3, 1972 and December 7, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 7 (SF-7) District since this change.
- 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 the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, Abbott Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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: 1/27/2023

PROJECT NUMBER: P2023-004
PROJECT NAME: Final Plat for Lot 1, Block A, Abbott Addition
SITE ADDRESS/LOCATIONS: 619 RENFRO ST

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Park 30 Addition being a 22.275-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/27/2023	Approved

01/27/2023: P2023-004: Final Plat for Lot 1, Block A, Abbott Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2023-004) in the lower right-hand corner of all pages on future submittals.

M.4 Change Lot 2A to Lot 1.

M.5 Change Block 1 to Block A.

M.6 Please correct the Title Block to the following:

Final Plat
Abbott Addition
Lot 1, Block A
Being a Replat of
Lot 2, Renfro Place South Addition and
Tract 52 of the R. Ballard Survey, Abstract No. 29
1.25 Acres (54,450 SF)
Situated within the R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

M.7 Please remove topographical contours, and utilities. This is not needed on Final Plats. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances).

M.8 Please add the following signature block for plat approval (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances).

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:

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

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

City Secretary

City Engineer

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: January 31, 2023

City Council: February 6, 2023

I.9 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - Must include the floodplain cross sections and information labels (x-section number and fully developed WSEL)
 - Need to show/define Floodplain/Drainage Easement - to be drawn per Figure 3.38 (pg 120) of Standards of Design and Construction.
 - Change note: "ON SITE" to "IN EASEMENTS"
 -

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

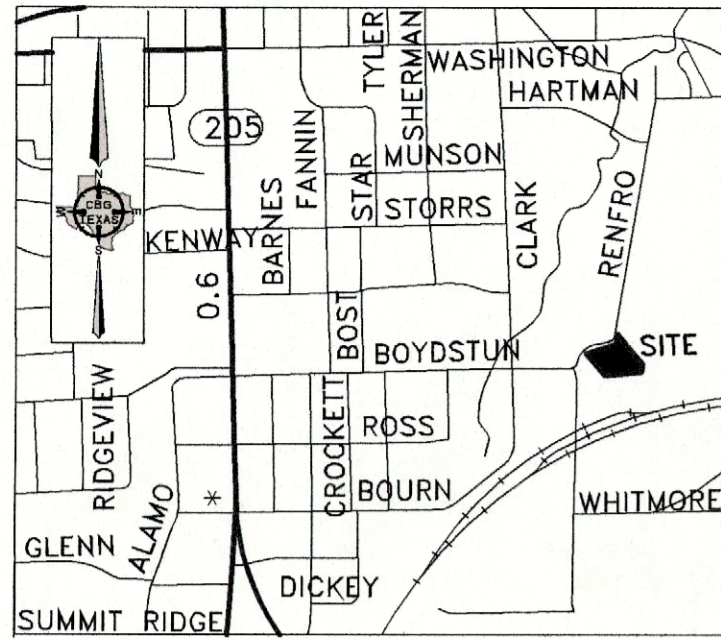
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

No Comments



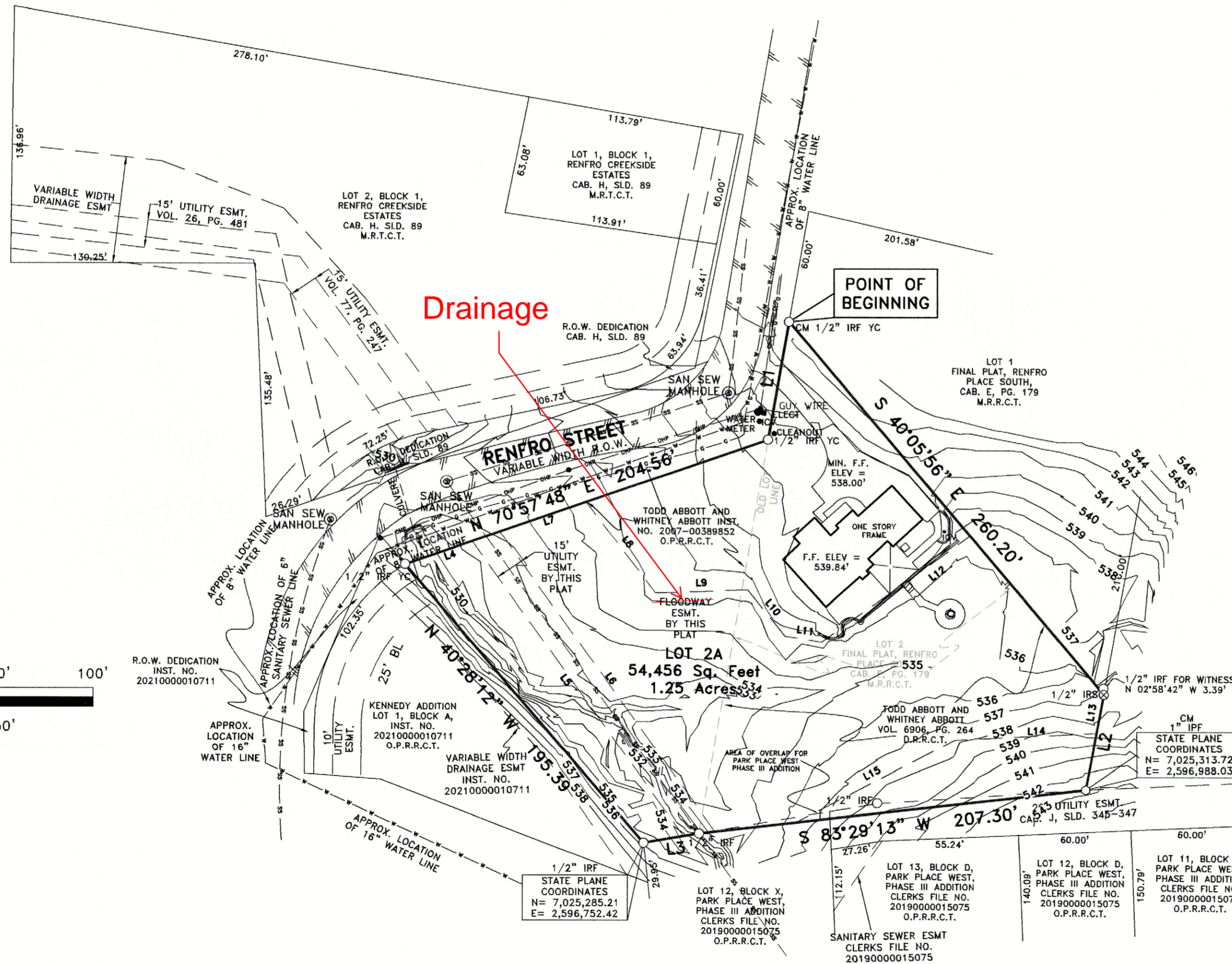
VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 09°58'36" E	64.07'
L2	S 10°46'45" W	51.86'
L3	S 80°26'56" W	29.96'
L4	N 70°57'48" E	37.85'
L5	N 35°32'11" W	193.41'
L6	S 35°32'11" E	196.79'
L7	N 70°57'48" E	48.78'
L8	S 37°03'31" E	60.92'
L9	N 87°56'18" E	48.98'
L10	S 38°59'28" E	31.74'
L11	S 80°54'35" E	19.83'
L12	N 54°20'25" E	97.17'
L13	S 10°46'45" W	21.00'
L14	S 87°07'40" W	75.25'
L15	S 62°31'30" W	95.22'

- Must include the floodplain cross sections and information labels (x-section number and fully developed WSEL)
 - Need to show/define Floodplain/Drainage Easement - to be drawn per Figure 3.38 (pg 120) of Standards of Design and Construction.
 - Change note: "ON SITE" to "IN EASEMENTS"

LEGEND:

- 1" IPF = 1" IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- 60D NF = 60D NAIL FOUND
- CM = CONTROLLING MONUMENT
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- B.F.E. = BASE FLOOD ELEVATION
- MIN. F.F. ELEV = MINIMUM FINISH FLOOR ELEVATION



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON-SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

In Easements

SHEET 1 OF 2

PRELIMINARY REPLAT
**LOT 2A, BLOCK 1,
 ABBOTT ADDITION**
 54,456 SQ. FT. / 1.25 ACRES
 1 LOT
 SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
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 P 214.349.9485
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OWNER: TODD ABBOTT & WHITNEY ABBOTT
 619 RENFRO STREET,
 ROCKWALL, TEXAS 75087
 PHONE: (903) 949-5255
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____



DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING DIVISION
PLANNING CASE NO. P2023-004

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&2}
 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)
 VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 619 RENFRO STREET

SUBDIVISION ABBOTT ADDITION

LOT 2A

BLOCK 1

GENERAL LOCATION 1.25 ACRES LOCATED IN THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 1.25

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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 TODD ABBOTT & WHINEY ABBOTT

APPLICANT CBG SURVEYING

CONTACT PERSON TODD ABBOTT

CONTACT PERSON BRYAN CONNALLY

ADDRESS 619 RENFRO STREET

ADDRESS 1413 E. I-30, STE. 7

CITY, STATE & ZIP ROCKWALL, TX, 75087

CITY, STATE & ZIP GARLAND, TX, 75048

PHONE 903-949-5255

PHONE 214-349-9485

E-MAIL TABBOTTMX25@YAHOO.COM

E-MAIL BRYANC@CBGTXLLC.COM

NOTARY VERIFICATION [REQUIRED]

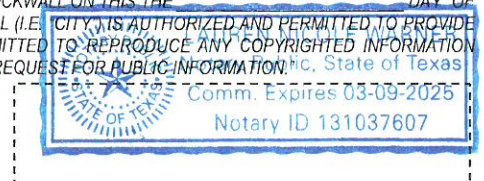
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ January, 2023, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3 DAY OF January, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION, P.C. State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF JANUARY, 2023.

OWNER'S SIGNATURE Whitney Abbott

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janey Warner



MY COMMISSION EXPIRES 3-9-2025

0 62.5 125 250 375 500 Feet

P2023-004: Final Plat for Lot 1, Block A, Abbot Addition



Case Location Map = 

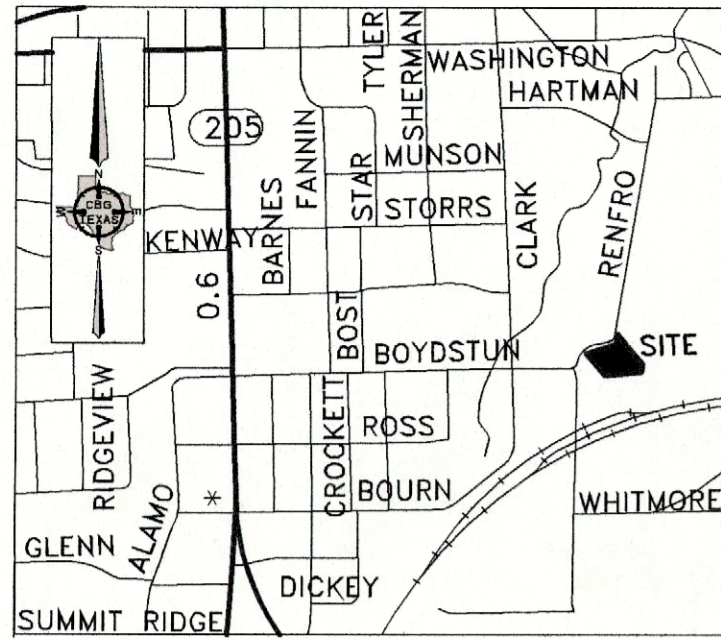


City of Rockwall

Planning & Zoning Department
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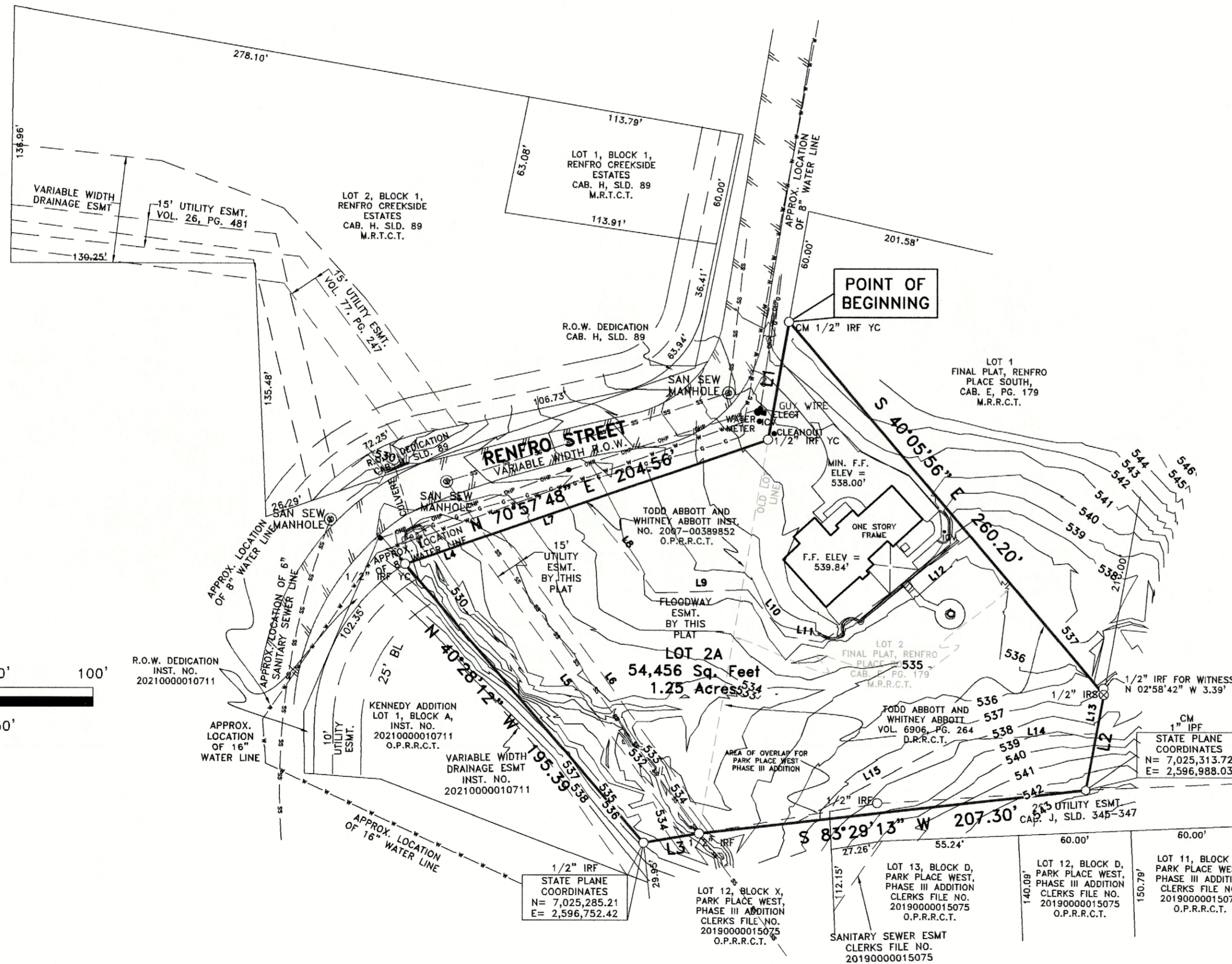


VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 09°58'36" E	64.07'
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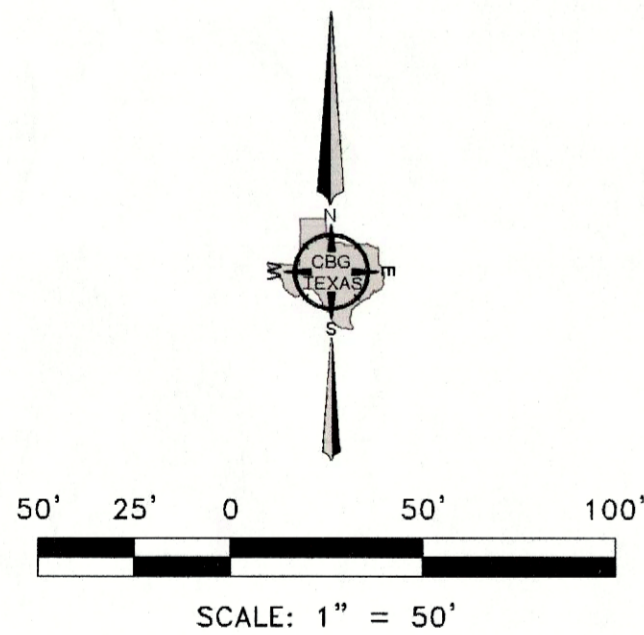
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- B.F.E. = BASE FLOOD ELEVATION
- MIN. F.F. ELEV = MINIMUM FINISH FLOOR ELEVATION



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



SHEET 1 OF 2

PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION
 54,456 SQ. FT. / 1.25 ACRES
 1 LOT
 SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 1413 E. I-30, Ste. 7
 Garland, TX 75048
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: TODD ABBOTT & WHITNEY ABBOTT
 619 RENFRO STREET,
 ROCKWALL, TEXAS 75087
 PHONE: (903) 949-5255
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to Rockwall County, 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 the LOT 2A, BLOCK 1, ABBOTT ADDITION, have been notified and signed this plat.

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

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

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

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

By: _____
Todd Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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 _____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Whitney Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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 _____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: TODD ABBOTT & WHITNEY ABBOTT
619 RENFRO STREET,
ROCKWALL, TEXAS 75087
PHONE: (903) 949-5255
EMAIL: TABBOTTMX25@YAHOO.COM

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 01/19/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 _____, 2023.

By: _____

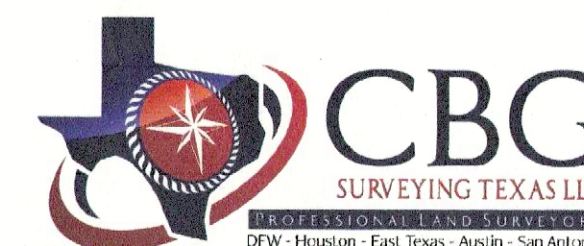
printed name: _____
Notary Public in and for the State of Texas

(SHEET 2 OF 2)

**PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION**

**54,456 SQ. FT. / 1.25 ACRES
1 LOT**

**SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



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SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: February 21, 2023
APPLICANT: Bryan Connally; *Truman Heights, LLC*
CASE NUMBER: P2023-004; *Final Plat for Lot 1, Block A, Abbott Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 1.25-acre tract of land (*i.e. Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition*) for the purpose of creating one (1) parcel of land (*i.e. Lot 1, Block A, Abbott Addition*). Currently, there is an existing 1,567 SF single-family home, situated on Lot 2 of the Renfro Place South Addition that was constructed in 2002.
- The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Commercial (C) District. The zoning designation of the subject property changed from a Commercial (C) District to a Single-Family 7 (SF-7) District sometime between January 3, 1972 and December 7, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 7 (SF-7) District since this change.
- 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 the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final 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.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, Abbott Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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 February 7, 2023, the Planning and Zoning Commission approved a motion to approve the Final Plat with a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING DIVISION
PLANNING CASE NO. 2023-004

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&2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 619 RENFRO STREET

SUBDIVISION ABBOTT ADDITION

LOT 2A BLOCK 1

GENERAL LOCATION 1.25 ACRES LOCATED IN THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 1.25

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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 TODD ABBOTT & WHINEY ABBOTT

APPLICANT CBG SURVEYING

CONTACT PERSON TODD ABBOTT

CONTACT PERSON BRYAN CONNALLY

ADDRESS 619 RENFRO STREET

ADDRESS 1413 E. I-30, STE. 7

CITY, STATE & ZIP ROCKWALL, TX, 75087

CITY, STATE & ZIP GARLAND, TX, 75048

PHONE 903-949-5255

PHONE 214-349-9485

E-MAIL TABBOTTMX25@YAHOO.COM

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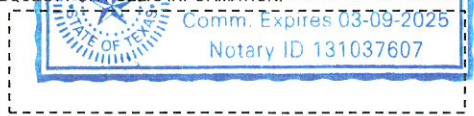
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHITNEY ABBOTT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ January, 2023, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE January DAY OF 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION, P.C. State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JANUARY, 2023.

OWNER'S SIGNATURE [Signature]
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MY COMMISSION EXPIRES 3-9-2025

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P2023-004: Final Plat for Lot 1, Block A, Abbot Addition



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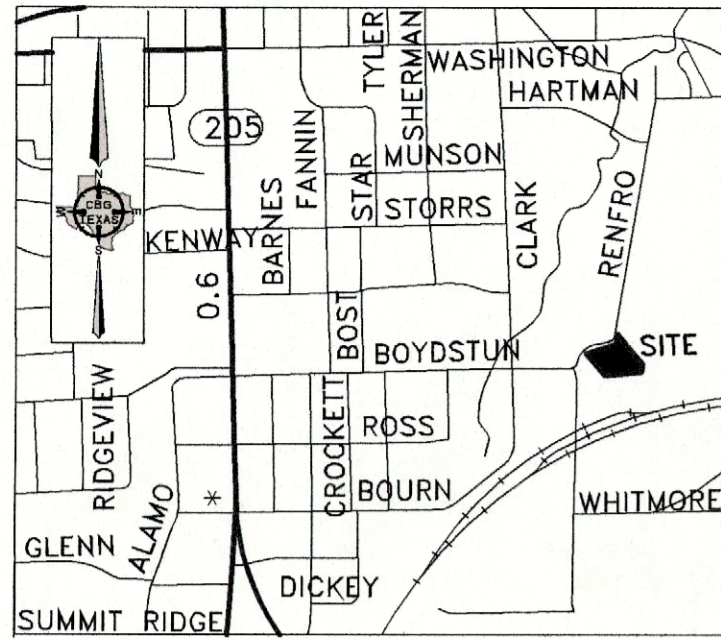


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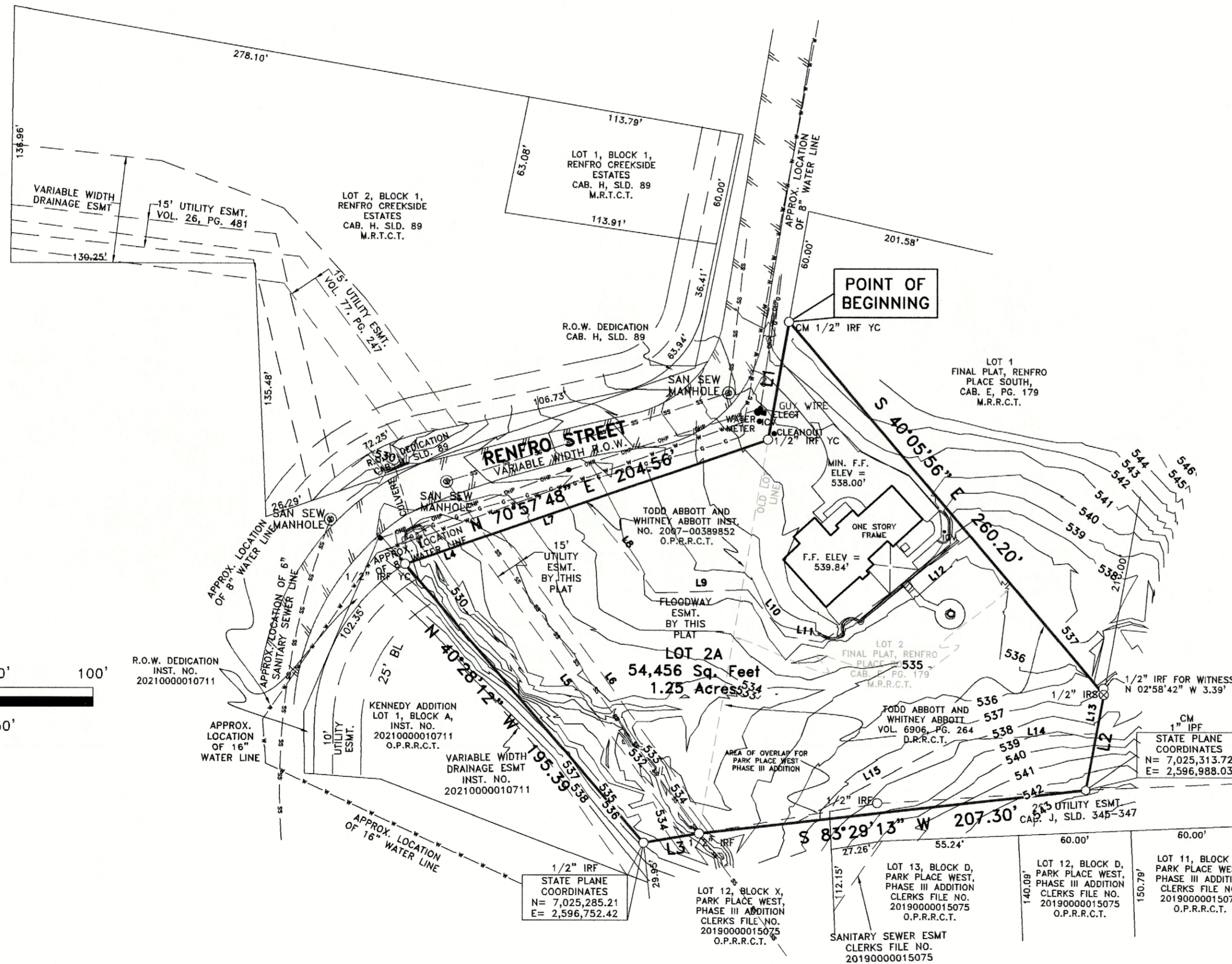


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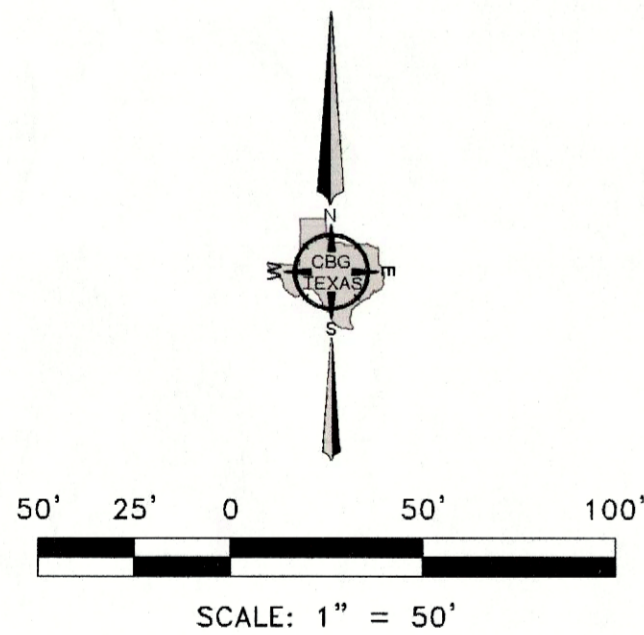
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GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



SHEET 1 OF 2

PRELIMINARY REPLAT
**LOT 2A, BLOCK 1,
 ABBOTT ADDITION**
 54,456 SQ. FT. / 1.25 ACRES
 1 LOT

SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 1413 E. I-30, Ste. 7
 Garland, TX 75048
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

OWNER: TODD ABBOTT & WHITNEY ABBOTT
 619 RENFRO STREET,
 ROCKWALL, TEXAS 75087
 PHONE: (903) 949-5255
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to Rockwall County, 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 the LOT 2A, BLOCK 1, ABBOTT ADDITION, have been notified and signed this plat.

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

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

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

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

By: _____
Todd Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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 _____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Whitney Abbott, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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 _____, 2023.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: TODD ABBOTT & WHITNEY ABBOTT
619 RENFRO STREET,
ROCKWALL, TEXAS 75087
PHONE: (903) 949-5255
EMAIL: TABBOTTMX25@YAHOO.COM

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 01/19/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 _____, 2023.

By: _____

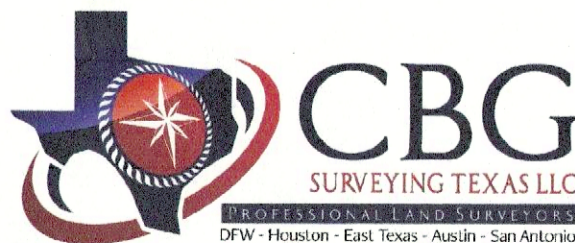
printed name: _____
Notary Public in and for the State of Texas

(SHEET 2 OF 2)

**PRELIMINARY REPLAT
LOT 2A, BLOCK 1,
ABBOTT ADDITION**

**54,456 SQ. FT. / 1.25 ACRES
1 LOT**

**SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29
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SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. _____



DATE: February 27, 2023

TO: Bryan Connally
1413 E. I-30, Suite 7
Garland, Texas 75048

CC: Todd and Whiney Abbott
619 Renfro Street
Rockwall, Texas 75087

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

SUBJECT: P2023-004; *Final Plat for Lot 1, Block A, Abbott Addition*

Bryan:

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 February 21, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final 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 February 7, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Womble absent.

City Council

On February 21, 2023, the City Council approved a motion to approve the *Final Plat* with 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 (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 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 adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department