



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 USE

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 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 605 BOST STREET

SUBDIVISION B.F. BOYDSTOWN A-14

LOT 1+2 BLOCK A

GENERAL LOCATION Bost near St. Mary

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE SAME

ACREAGE 1.07

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 GENTRY ESTATES

☐ APPLICANT

CONTACT PERSON MICHAEL McDONALD

CONTACT PERSON STAFF

ADDRESS 507 BOST ST

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL McDONALD [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 \$ 327.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF JUNE, 20 25 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."

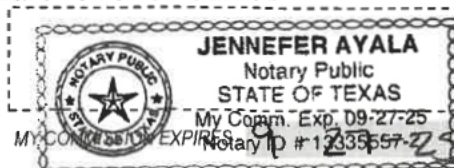
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS, THE 13 DAY OF JUNE, 20 25

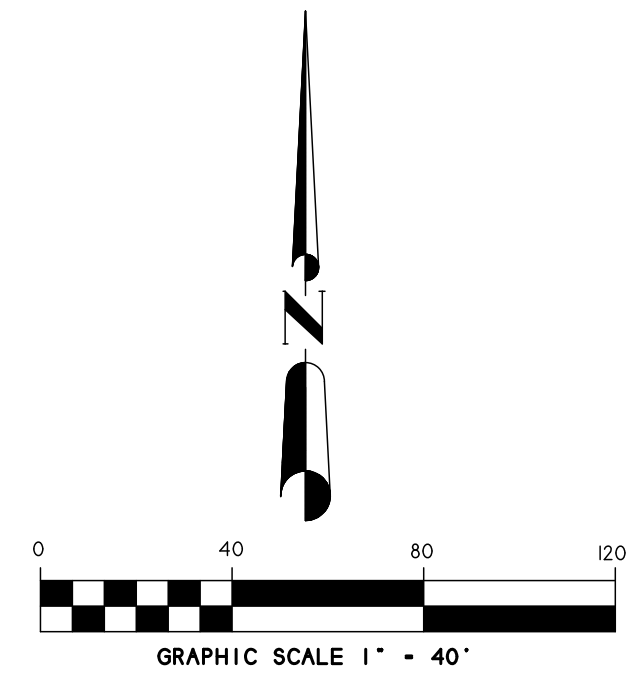
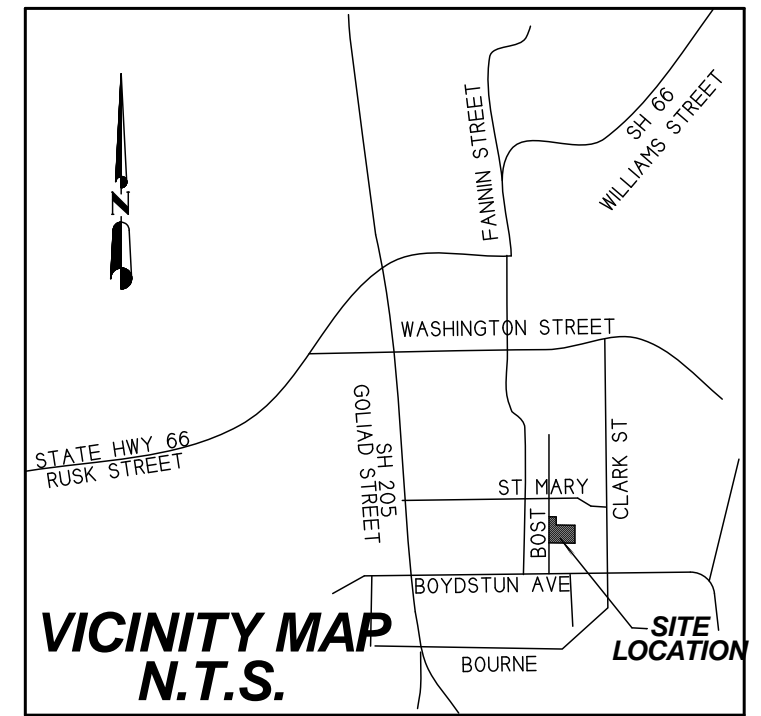
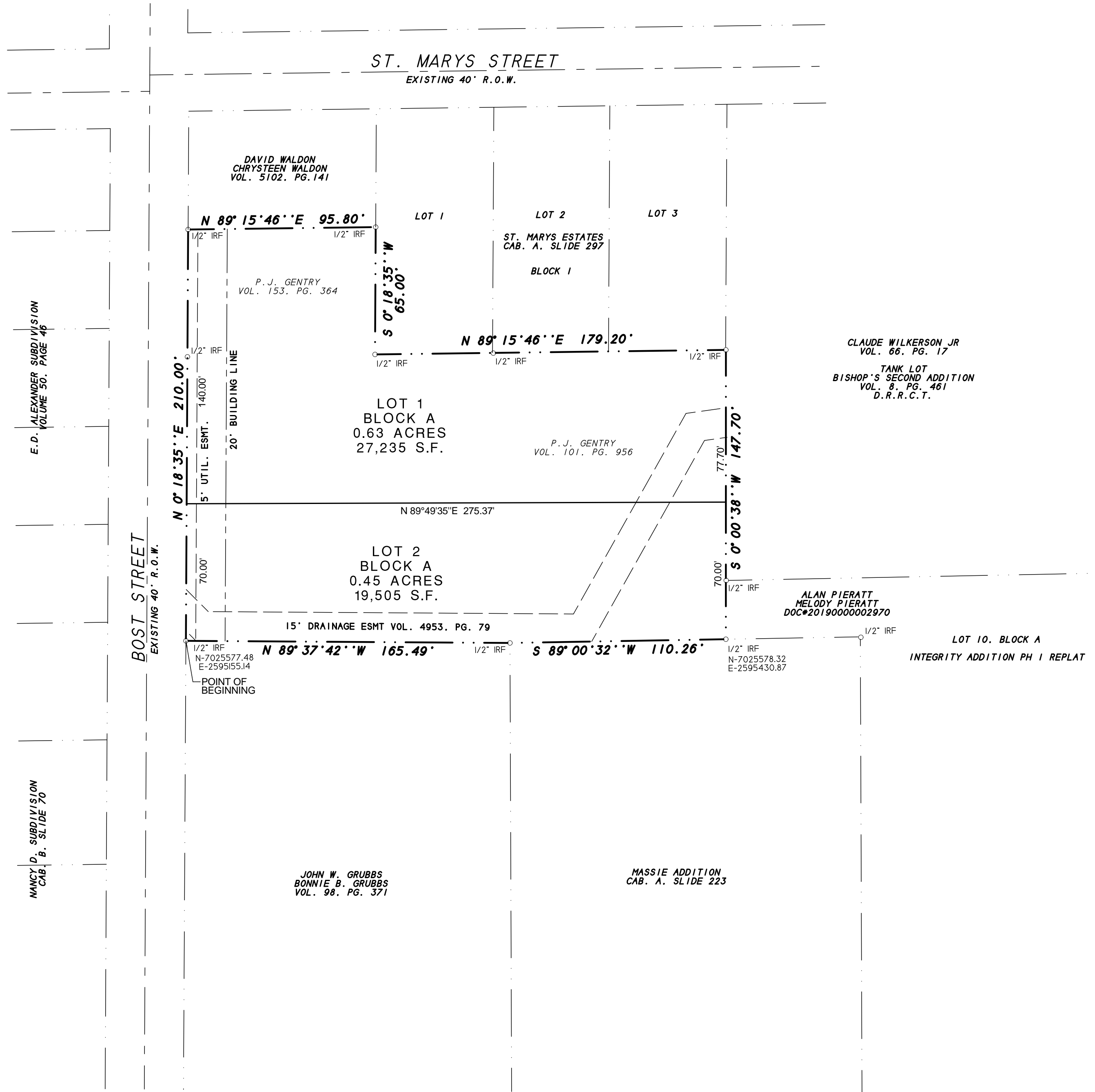
OWNER'S SIGNATURE

Michael Lee McDonald

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jugan





FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our 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.

DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer 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 useand fire protection within such plat, as required under Ordinance 83-54.

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.



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

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

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION
2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

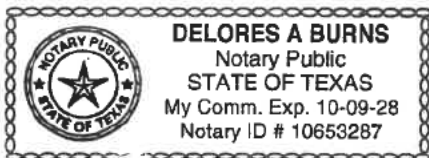
X Dorothy S Bagby

X DeLores A Burns

Notary

STATE OF TEXAS, COUNTY OF Santa Fe

This instrument was acknowledged before me on
this 1st day of July, 2008 by
Michael Lee McDonald and Dorothy Bagby
DeLores A Burns
Notary Public's Signature



To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquisitions.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

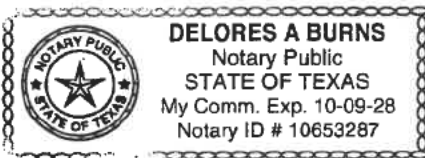
X Dolly S. Bagby

Dolly Bagby

Notary X DeLores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on
this 1 day of July, 2025 by
Michael Lee McDonald and Dolly Bagby
DeLores A. Burns
Notary Public's Signature



Guevara, Angelica

From: Kevin Passons [REDACTED]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087

[REDACTED]

CONFIDENTIALITY NOTICE: This email may contain confidential information and/or attorney client privileged transmission et seq., and any information contained in this message is legally privileged, confidential and intended only for the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please

PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: P2025-026
PROJECT NAME: Final Plat for Lots 1 & 2, Block A, Gentry Addition
SITE ADDRESS/LOCATIONS: 605 BOST ST

CASE CAPTION: Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	07/25/2025	Approved w/ Comments

07/25/2025: P2025-026: Final Plat for Lots 1 & 2, Block A, Gentry Addition

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

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2025-026) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 1 & 2, BLOCK A
GENTRY ADDITION
BEING
TWO (2) LOTS
1.07-ACRES OR 46,740 SF
SITUATED IN THE
B.F. BOYDSTUN, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision

and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Please ensure your Legal Description is correct. There's one instance where the legal description does not match the plat [S 0'00'38' E on description and S 0'00'38 W on plat] .

M.8 Provide the correct, updated format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

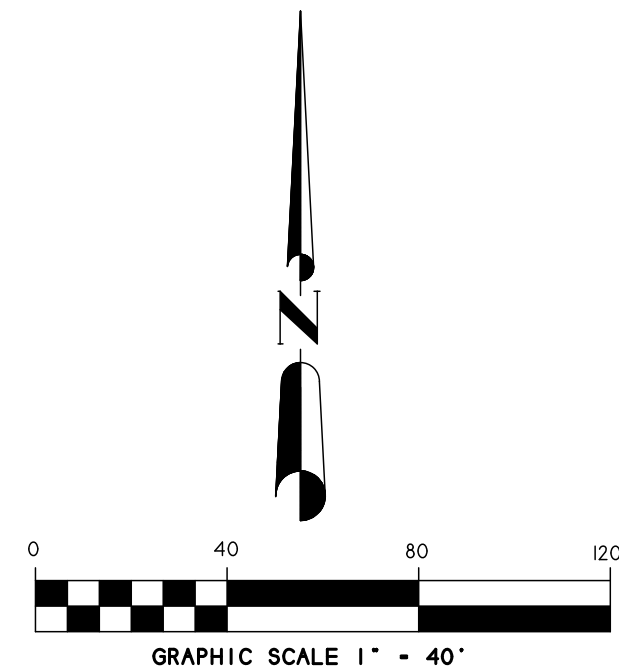
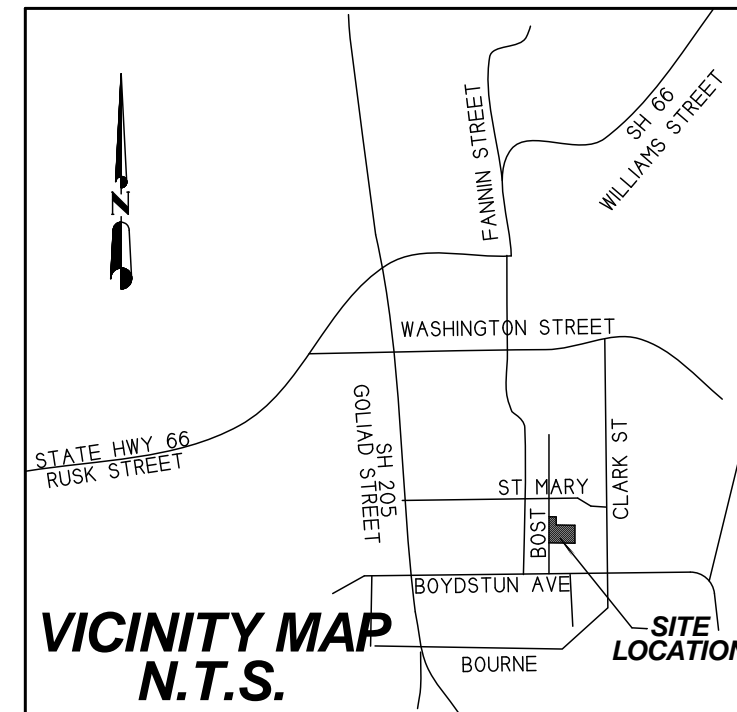
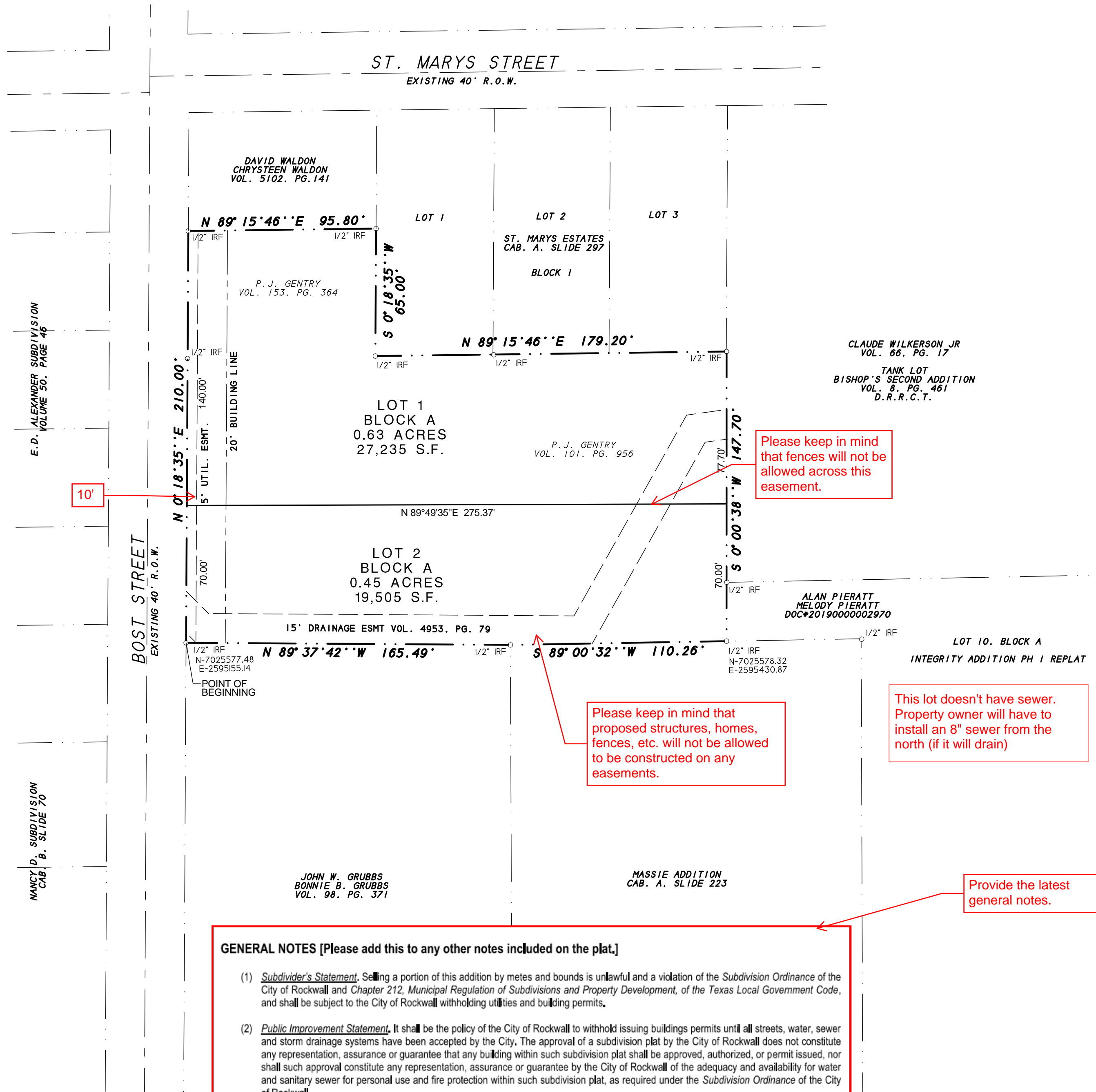
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: July 29, 2025
Parks Board Meeting: August 5, 2025
Planning and Zoning Meeting: August 12, 2025
City Council Meeting: August 18, 2025

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat 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	Madelyn Price	07/23/2025	Approved w/ Comments
07/23/2025: 1. 10' 2. Please keep in mind that fences will not be allowed across this easement. 3. Please keep in mind that proposed structures, homes, fences, etc. will not be allowed to be constructed on any easements. 4. This lot doesn't have sewer. Property owner will have to install an 8" sewer from the north (if it will drain) 5. Provide the latest general notes.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/23/2025	Approved w/ Comments
07/23/2025: Lot 1 will remain 605 Bost St, Rockwall, TX 75087 Lot 2 will become 609 Bost St, Rockwall, TX 75087 when needed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	07/25/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	07/25/2025	Approved
No Comments			



FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION
2 LOTS
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SITUATED IN B.F. BOYDSTUN SURVEY
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SHEET 1 OF 2

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

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

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GENERAL NOTES [Please add this to any other notes included on the plat.]

- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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

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- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
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SITE PLAN APPLICATION FEES:

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☐ 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 605 BOST STREET

SUBDIVISION B.F. BOYDSTOWN A-14

LOT 1+2 BLOCK A

GENERAL LOCATION Bost near St. Mary

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE SAME

ACREAGE 1.07

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 GENTRY ESTATES

☐ APPLICANT

CONTACT PERSON MICHAEL McDONALD

CONTACT PERSON SPRAME

ADDRESS 507 BOST ST

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL McDONALD [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 \$ 327.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF JUNE, 20 25 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."

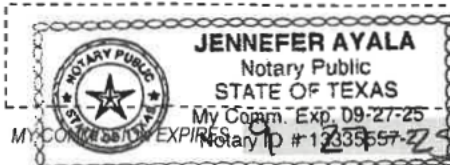
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF JUNE, 20 25

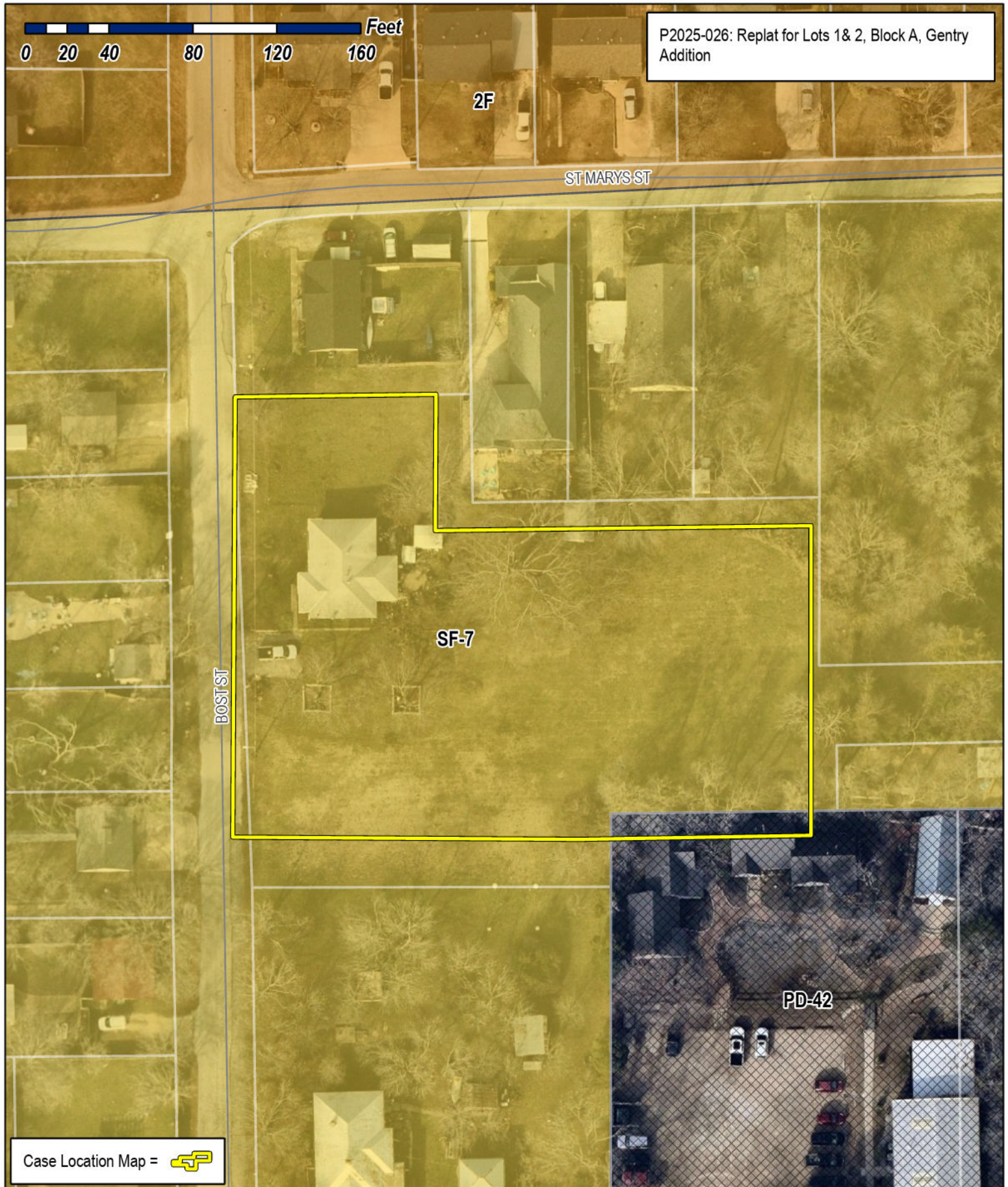
OWNER'S SIGNATURE


Michael Lee McDonald

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jugan





Case Location Map = 

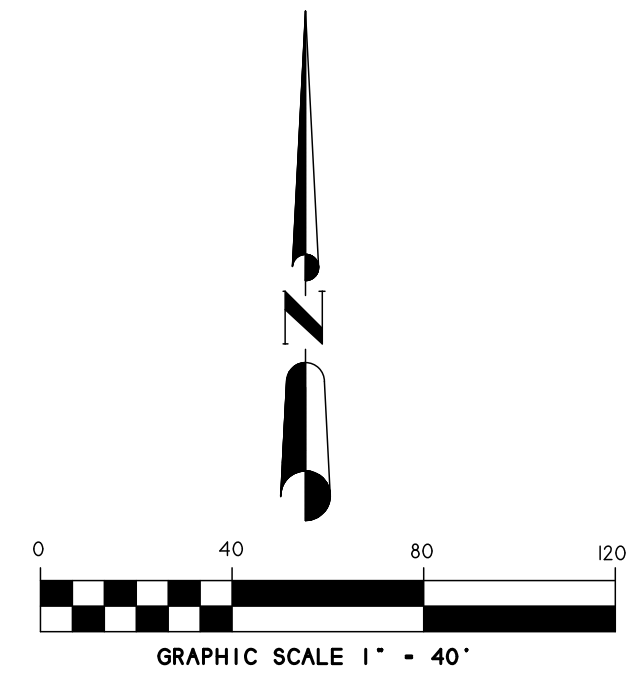
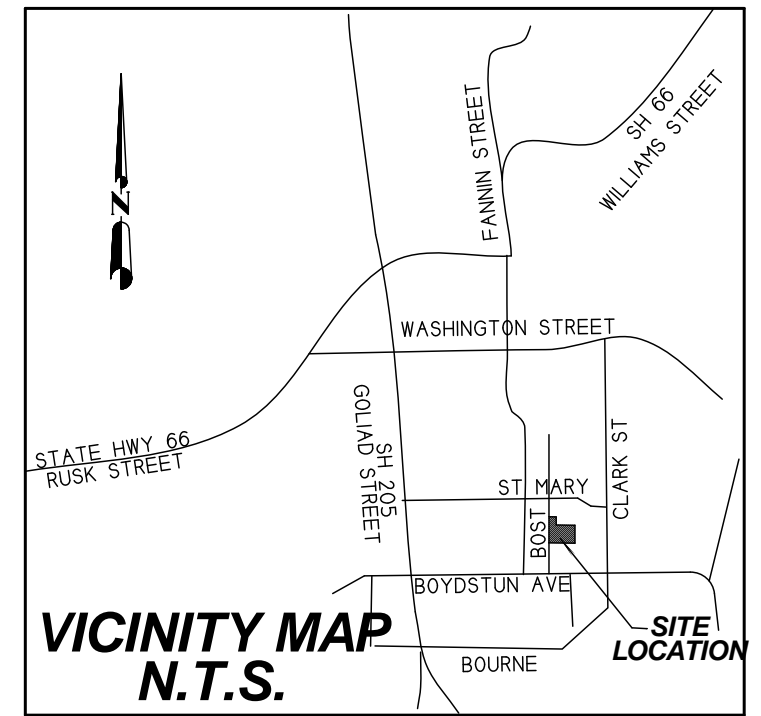
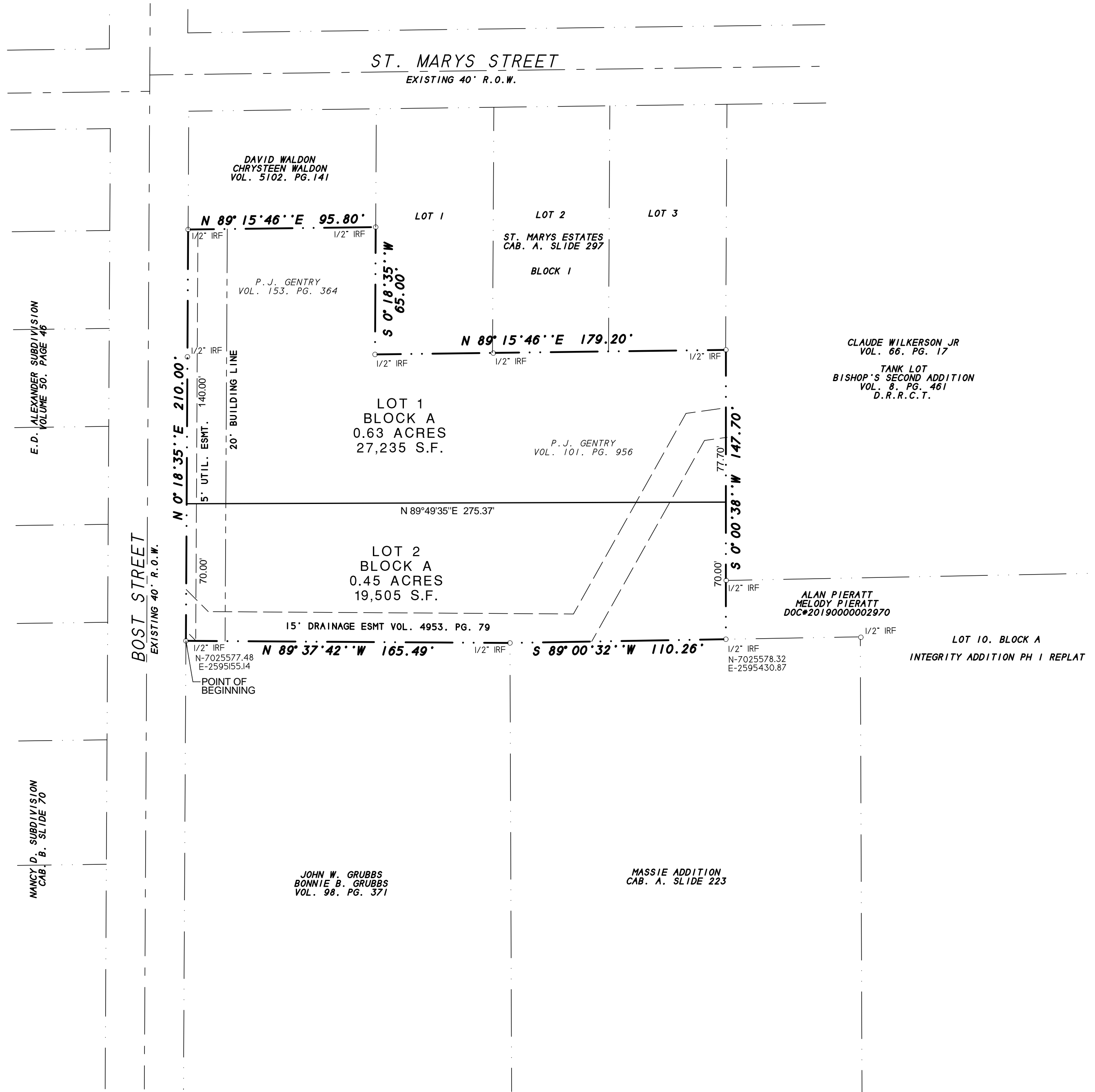


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our 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.

DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer 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 useand fire protection within such plat, as required under Ordinance 83-54.

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.



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

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

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

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BLOCK A
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2 LOTS
1.07 ACRES OR 46,740 S.F.
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SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

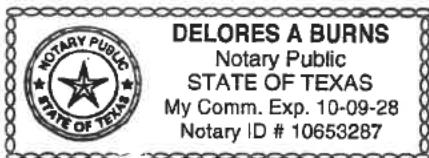
X Dorothy S Bagby

X DeLores A Burns

Notary

STATE OF TEXAS, COUNTY OF Santa

This instrument was acknowledged before me on
this 1st day of July, 2008 by
Michael Lee McDonald and Dorothy Bagby
DeLores A Burns
Notary Public's Signature



To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquisitions.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

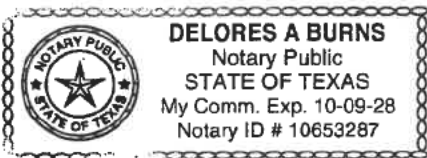
X Dolly S. Bagby

Dolly Bagby

Notary X DeLores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on this 1 day of July, 2025 by Michael Lee McDonald and Dolly Bagby



DeLores A. Burns
Notary Public's Signature

Guevara, Angelica

From: Kevin Passons [REDACTED]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087

[REDACTED]

CONFIDENTIALITY NOTICE: This email may contain confidential information and/or attorney client privileged transmission et seq., and any information contained in this message is legally privileged, confidential and intended only for the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please



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: August 12, 2025
APPLICANT: Michael McDonald; *Gentry Estates*
CASE NUMBER: P2025-026; *Final Plat for Lots 1 & 2, Block A, Gentry Addition*

SUMMARY

Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 1.07-acre parcel of land [i.e. Lot C, Block 113, Boydston Addition] for the purpose of dedicating and abandoning easements for the future development of the subject property and subdividing one (1) residential lot into two (2) residential lots [i.e. Lots 1 & 2, Block A, Gentry Addition].
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Sometime between January 3, 1972 and June 3, 1977, the subject property was rezoned from a Commercial (C) District to a Single-Family 3 (SF-3) District. Based on the May 16, 1983 zoning map, the property was again rezoned from Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to date. According to the Rockwall Central Appraisal District (RCAD), there is currently a 1,432 SF single-family home constructed in 1970 and three (3) accessory structures [i.e. 224 SF, 60 SF, and 30 SF accessory structures] constructed in 1980 situated on the subject property.
- ☑ Parks and Recreation Board. On August 5, 2025, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment Fees* of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19).
 - (2) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37).
- ☑ Conformance to the Subdivision Ordinance. 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. 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 Lots 1 & 2, Block A, Gentry 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.



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
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ZONING APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 605 BOST STREET

SUBDIVISION B.F. BOYDSTOWN A-14

LOT 1+2 BLOCK A

GENERAL LOCATION Bost near St. Mary

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE SAME

ACREAGE 1.07

LOTS [CURRENT] 1

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☐ APPLICANT

CONTACT PERSON MICHAEL McDONALD

CONTACT PERSON SPRAME

ADDRESS 507 BOST ST

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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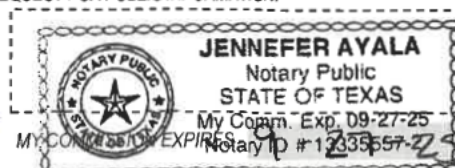
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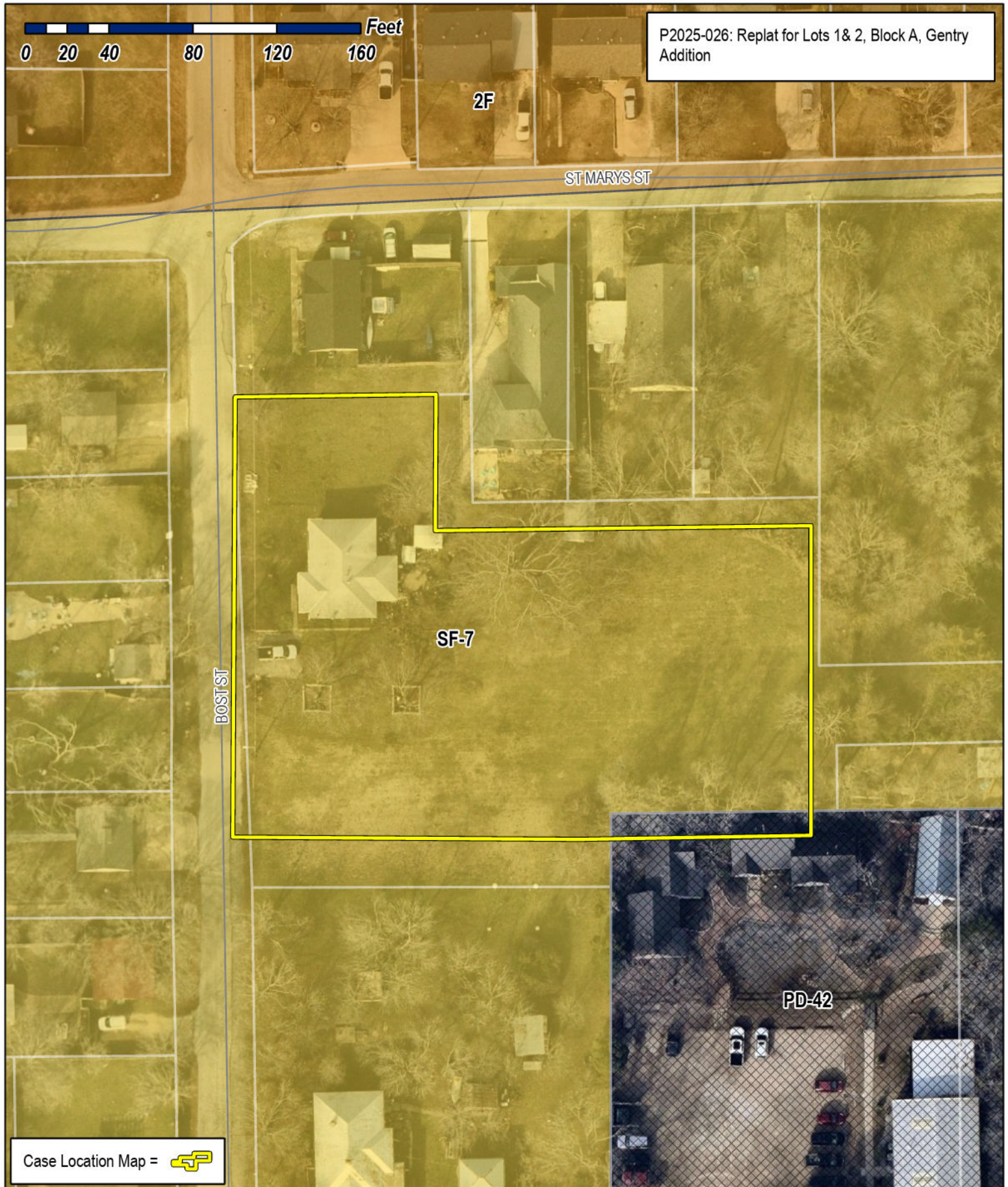
OWNER'S SIGNATURE


Michael Lee McDonald

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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Case Location Map = 

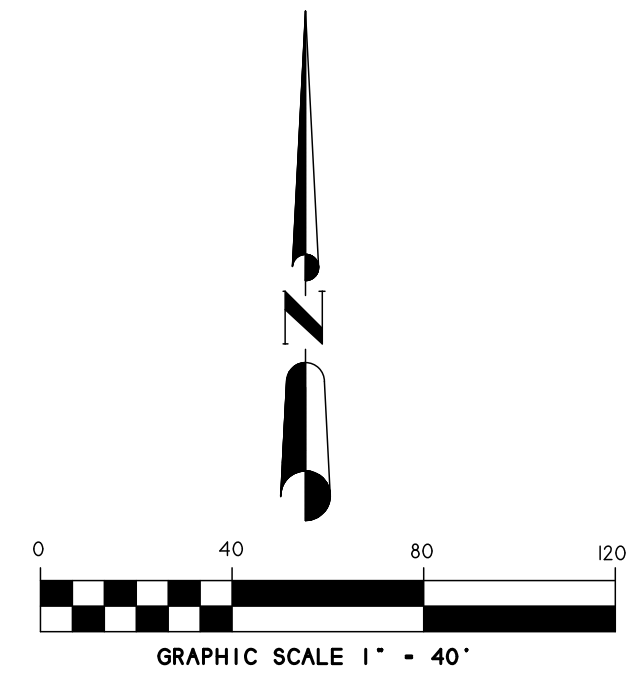
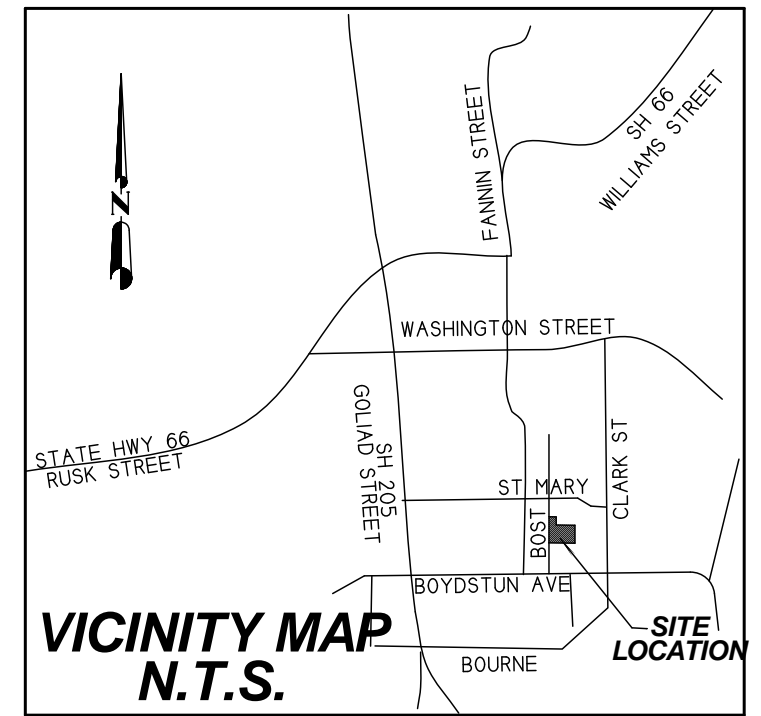
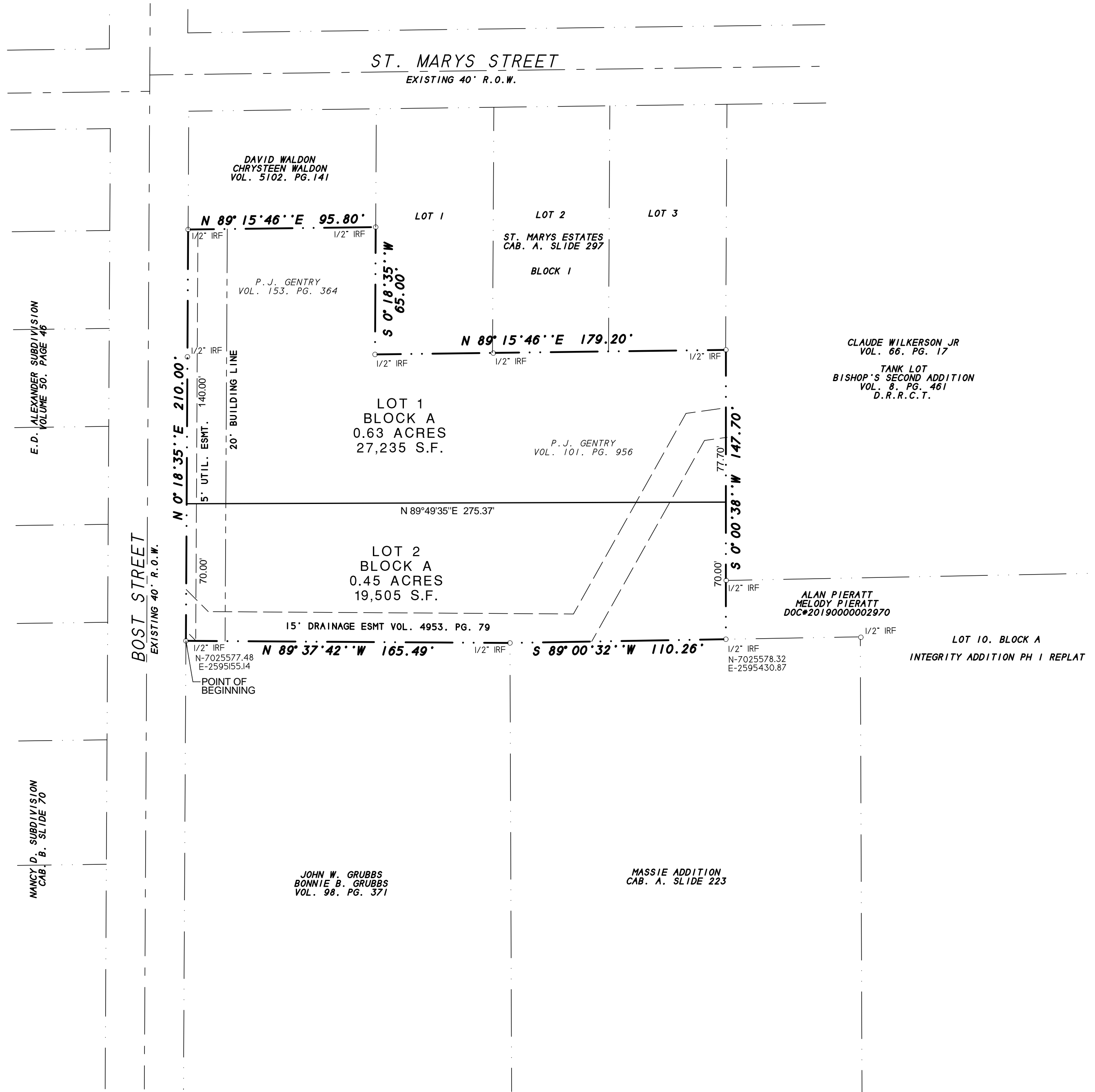


City of Rockwall

Planning & Zoning Department
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SHEET 1 OF 2

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THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our 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.

DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer 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 useand fire protection within such plat, as required under Ordinance 83-54.

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.



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

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

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION
2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

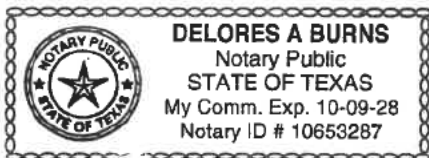
X Dorothy S Bagby

X DeLores A Burns

Notary

STATE OF TEXAS, COUNTY OF Santa

This instrument was acknowledged before me on
this 1st day of July, 2008 by
Michael Lee McDonald and Dorothy Bagby
DeLores A Burns
Notary Public's Signature



To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquirements.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

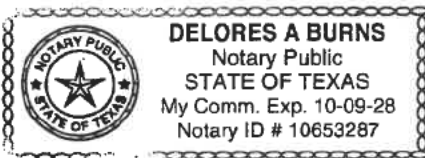
X Dolly S. Bagby

Dolly Bagby

Notary X DeLores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on
this 1 day of July, 2025 by
Michael Lee McDonald and Dolly Bagby
DeLores A. Burns
Notary Public's Signature



Guevara, Angelica

From: Kevin Passons [REDACTED]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087

[REDACTED]

CONFIDENTIALITY NOTICE: This email may contain confidential information and/or attorney client privileged transmission et seq., and any information contained in this message is legally privileged, confidential and intended only for the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please



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: August 18, 2025
APPLICANT: Michael McDonald; *Gentry Estates*
CASE NUMBER: P2025-026; *Final Plat for Lots 1 & 2, Block A, Gentry Addition*

SUMMARY

Consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 1.07-acre parcel of land [i.e. Lot C, Block 113, Boydston Addition] for the purpose of dedicating and abandoning easements for the future development of the subject property and subdividing one (1) residential lot into two (2) residential lots [i.e. Lots 1 & 2, Block A, Gentry Addition].
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Sometime between January 3, 1972 and June 3, 1977, the subject property was rezoned from a Commercial (C) District to a Single-Family 3 (SF-3) District. Based on the May 16, 1983 zoning map, the property was again rezoned from Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to date. According to the Rockwall Central Appraisal District (RCAD), there is currently a 1,432 SF single-family home constructed in 1970 and three (3) accessory structures [i.e. 224 SF, 60 SF, and 30 SF accessory structures] constructed in 1980 situated on the subject property.
- ☑ Parks and Recreation Board. On August 5, 2025, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment Fees* of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19).
 - (2) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37).
- ☑ Conformance to the Subdivision Ordinance. 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. 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 City Council chooses to approve of the Final Plat for Lots 1 & 2, Block A, Gentry 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 August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 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 605 BOST STREET

SUBDIVISION B.F. BOYDSTOWN A-14

LOT 1+2 BLOCK A

GENERAL LOCATION Bost near St. Mary

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE SAME

ACREAGE 1.07

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 GENTRY ESTATES

☐ APPLICANT

CONTACT PERSON MICHAEL McDONALD

CONTACT PERSON SPRAME

ADDRESS 507 BOST ST

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL McDONALD [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 \$ 327.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF JUNE, 20 25 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."

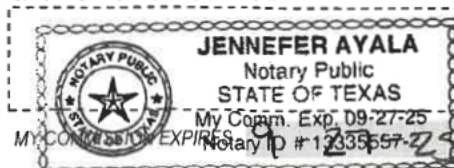
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF JUNE, 20 25

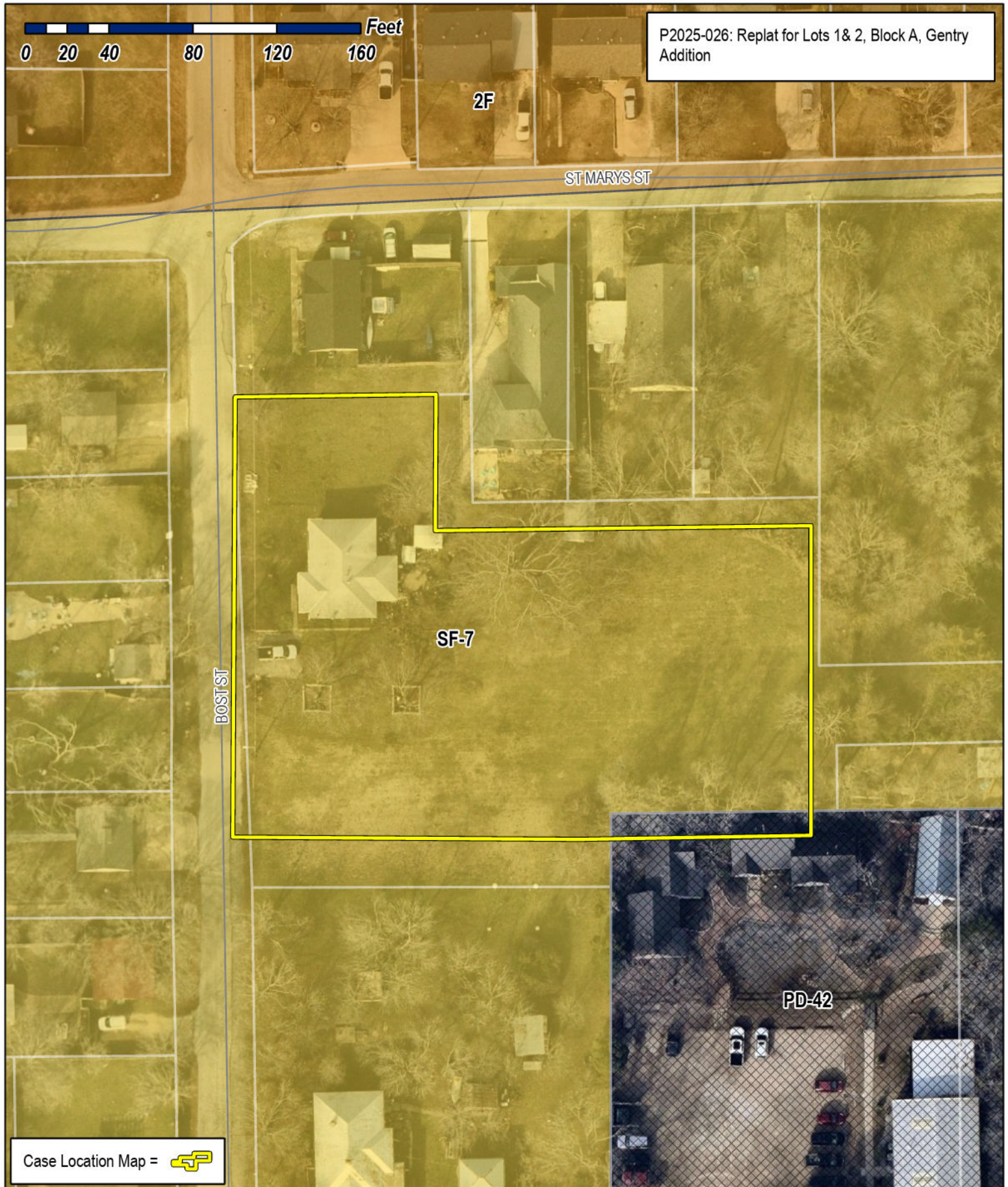
OWNER'S SIGNATURE


Michael Lee McDonald

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jugan





Case Location Map = 

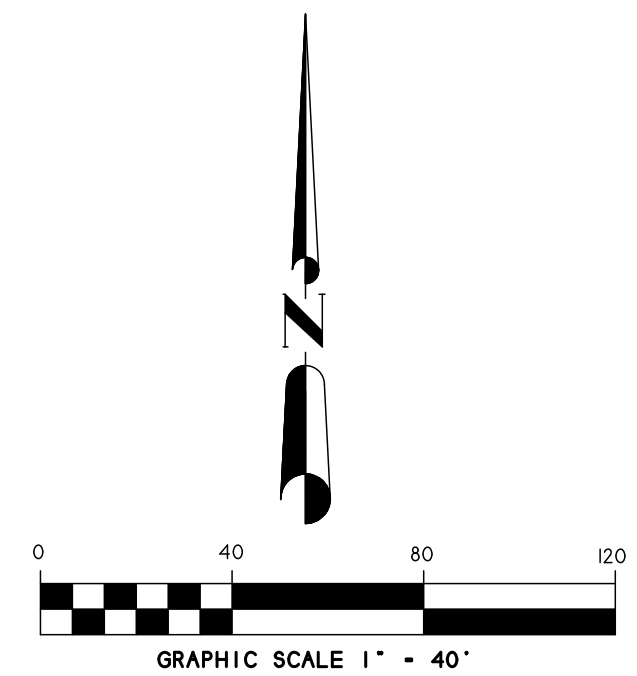
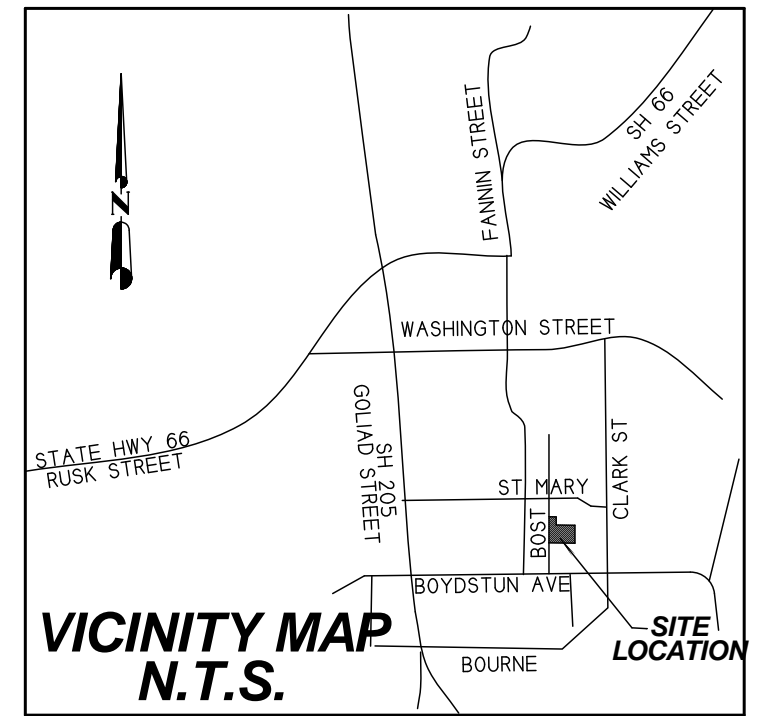


City of Rockwall

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.





FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

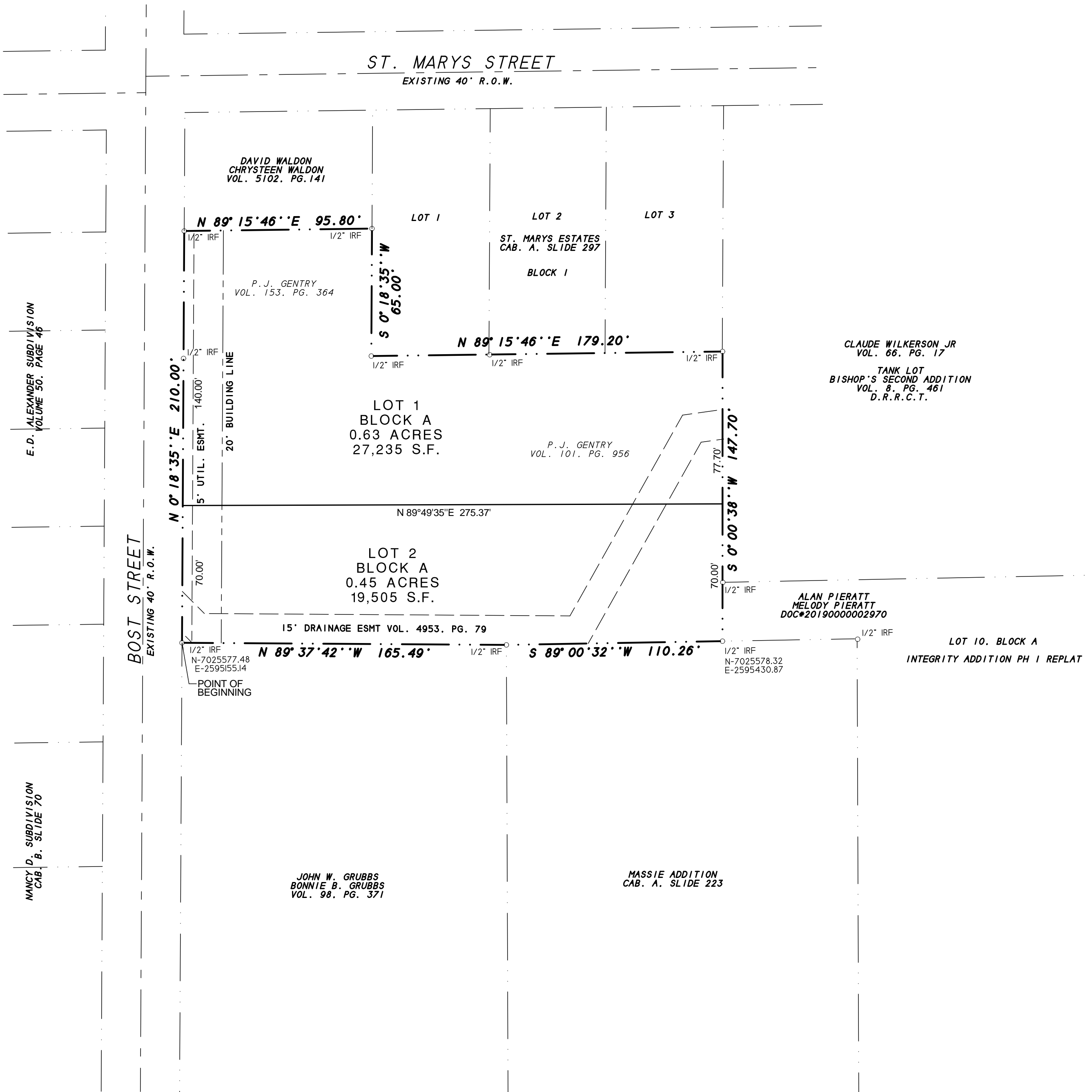
SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-



OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

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THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our 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.

DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer 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, 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.



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

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

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

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LOT 1 AND LOT 2
BLOCK A
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SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
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SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

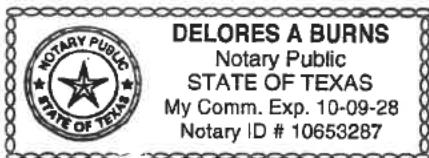
X Dorothy S Bagby

X DeLores A Burns

Notary

STATE OF TEXAS, COUNTY OF Santa

This instrument was acknowledged before me on
this 1st day of July, 2005 by
Michael Lee McDonald and Dorothy Bagby
DeLores A Burns
Notary Public's Signature



To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquisitions.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

X Dolly S. Bagby

Dolly Bagby

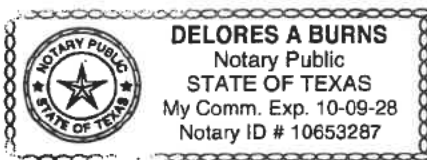
Notary X DeLores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on
this 1 day of July, 2025 by

Michael Lee McDonald and Dolly Bagby

DeLores A. Burns
Notary Public's Signature



Guevara, Angelica

From: Kevin Passons [REDACTED]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087

[REDACTED]

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DATE: September 3, 2025

TO: Michael McDonald
507 Bost Street
Rockwall, TX 75087

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

SUBJECT: P2025-026; *Final Plat for Lots 1 & 2, Block A, Gentry Addition*

To whom it may concern:

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 August 18, 2025. 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 August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Conway absent.

City Council

On August 18, 2025, the City Council approved a motion to approve the *Final Plat* by a vote of 6-0, with Council Member Lewis absent.

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: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 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*.

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 at (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department