

# City of Rockwall

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

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



Jennie Watkins  
2808 Marsha Lane  
Royse City, Texas 75189  
castingseed1@yahoo.com

January 5, 2015

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

To Whom It May Concern:

I, Jennie Watkins, request a variance to the current zoning requirements to reduce front yard setback on Sam Houston Street from 20-feet to 10-feet and side yard setback, internal lot, from 6-feet to 5-feet on Lot 49, located at 302 Bourn Avenue, City of Rockwall, Texas. The request is made in order to build a house on the vacant lot that is only 35-feet wide. House will meet minimum square footage requirements, 900 square feet, and be no more than 1000 square feet.

Thank you,

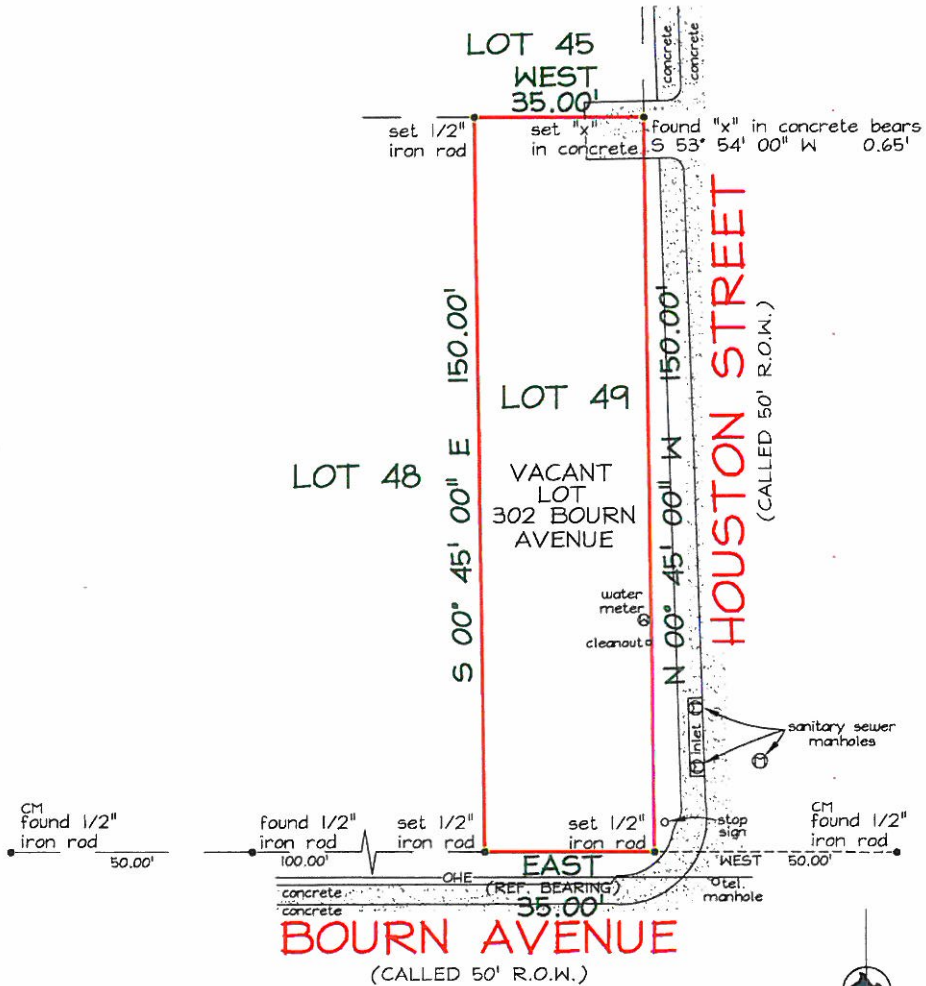


Jennie Watkins  
972-955-8404





Precise Land Surveying, Inc.  
 4825 Eastover Dr.  
 Mesquite, Tx 75149  
 Ph. 972.661.7072 Ex. 1.888.438.1273  
 Firm Registration Number: 10145100



CM found 1/2" iron rod 50.00'

found 1/2" iron rod 100.00'

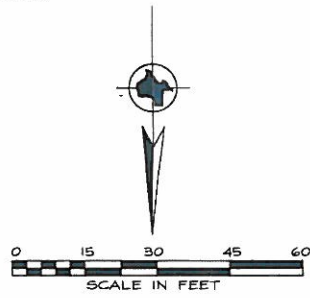
set 1/2" iron rod

set 1/2" iron rod

stop sign

CM found 1/2" iron rod 50.00'

**NOTES:**  
 CM = CONTROLLING MONUMENT.  
 BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.  
 THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my supervision of the property located at 302 BOURN AVENUE, and being Lot 49, of the R F Canup Addition, an addition to Rockwall County, Texas, according to the map or plat thereof recorded in Volume 39, Page 244, Deed Records, Rockwall County, Texas.

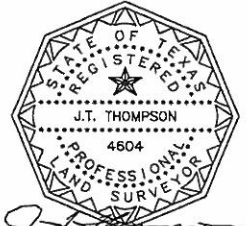
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48397C0040 L, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

DATE: 05/13/14  
 FIELD DATE: 05/12/14  
 REVISED:

TECH: AV FIELD: JS  
 JOB NO: 114-0869



GF NO. 14709-14-00155

Registered Professional Land Surveyor