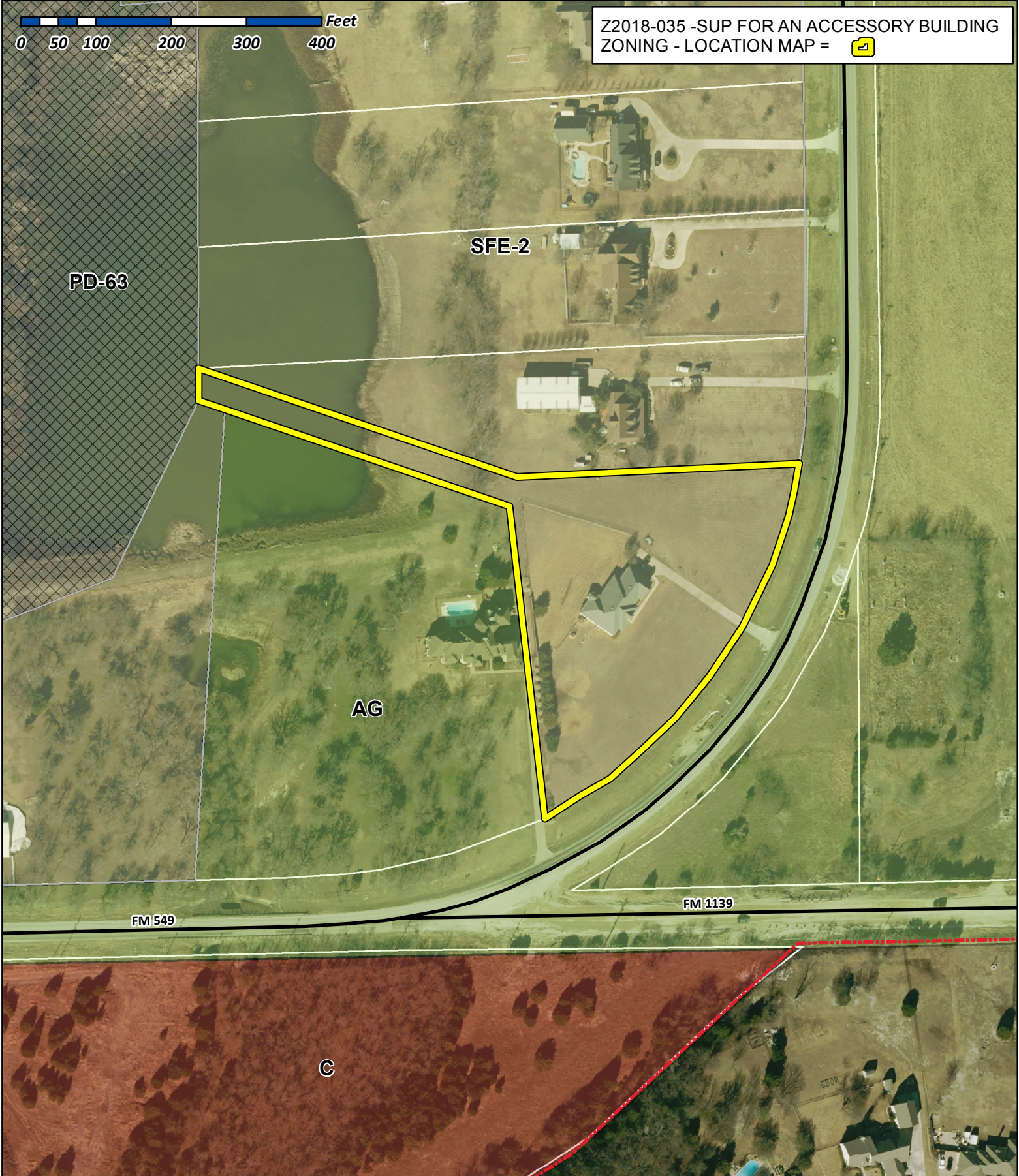




Z2018-035 -SUP FOR AN ACCESSORY BUILDING ZONING - LOCATION MAP =



City of Rockwall

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

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

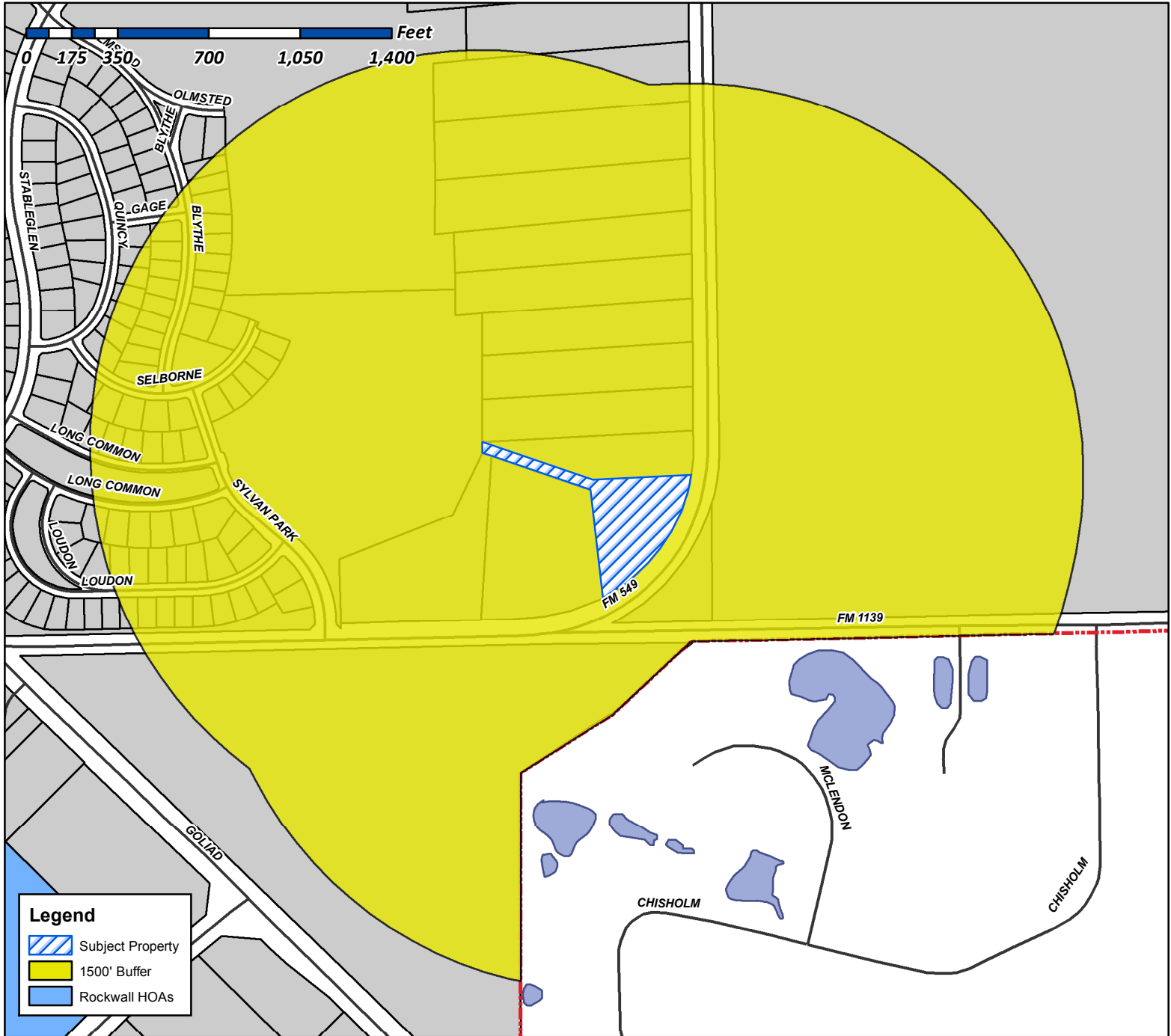




City of Rockwall

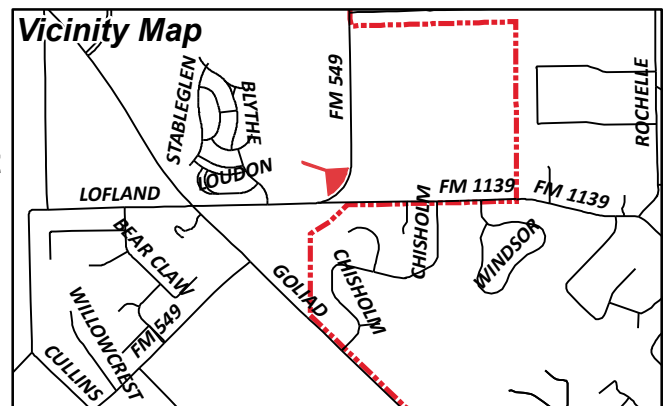
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2018-035
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family Estate 2 (SFE-2) District
Case Address: 2914 S. FM-549

Date Created: 8/21/2018
 For Questions on this Case Call (972) 771-7745

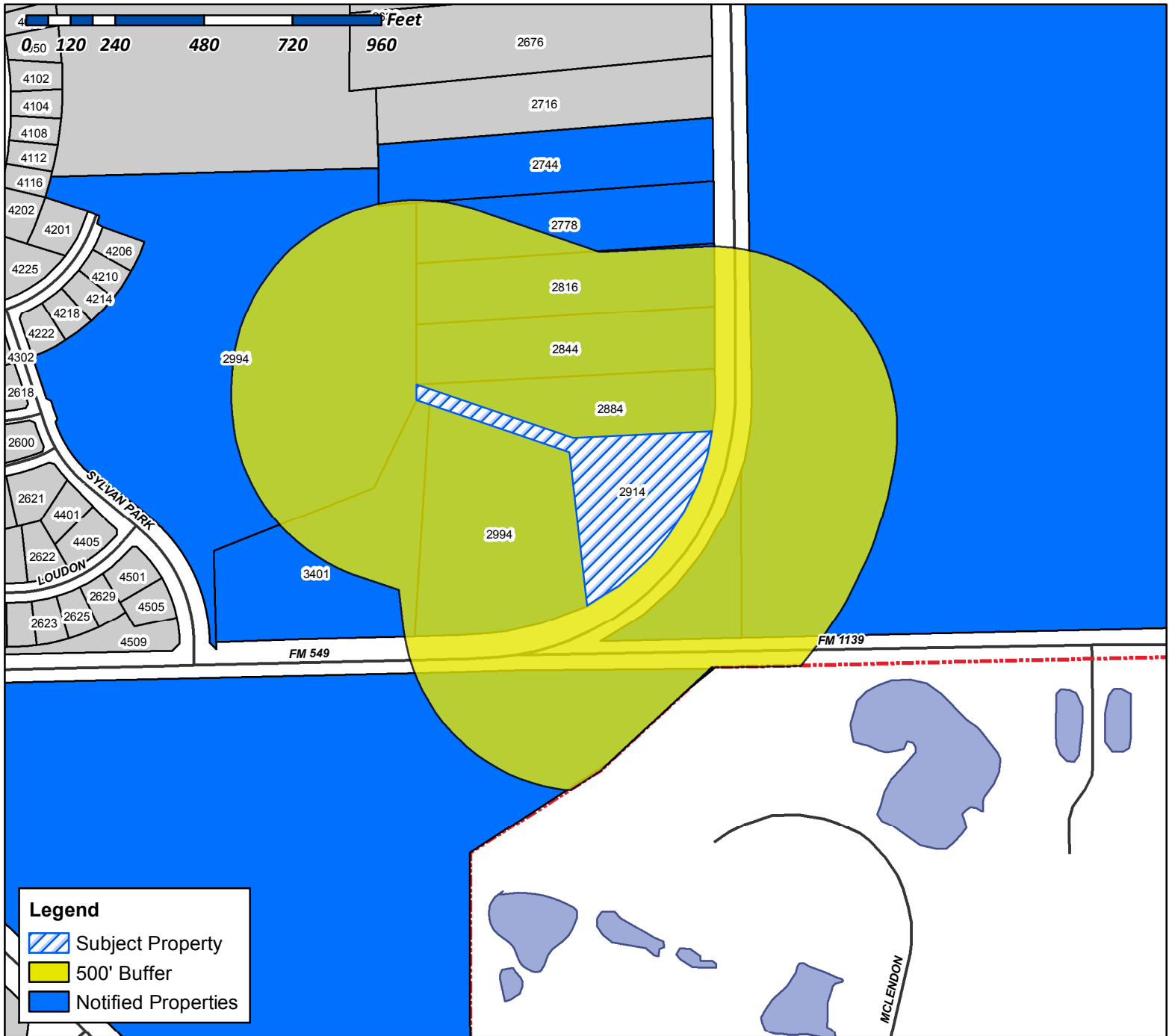
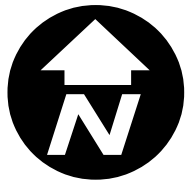




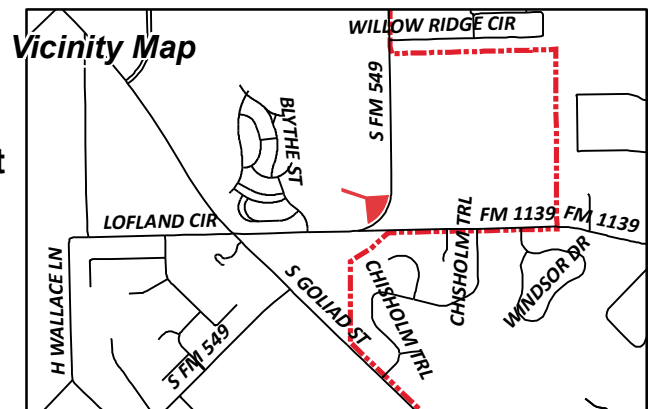
City of Rockwall

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.



Case Number: Z2018-035
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family Estates 2 (SFE-2) District
Case Address: 2914 S. FM-549



Date Created: 08/14/2018

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
FM549
ROCKWALL, TX 75087

CURRENT RESIDENT
FM549
ROCKWALL, TX 75087

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

COTTEN DAVID R & DELORES J
2914 S FM 549
ROCKWALL, TX 75032

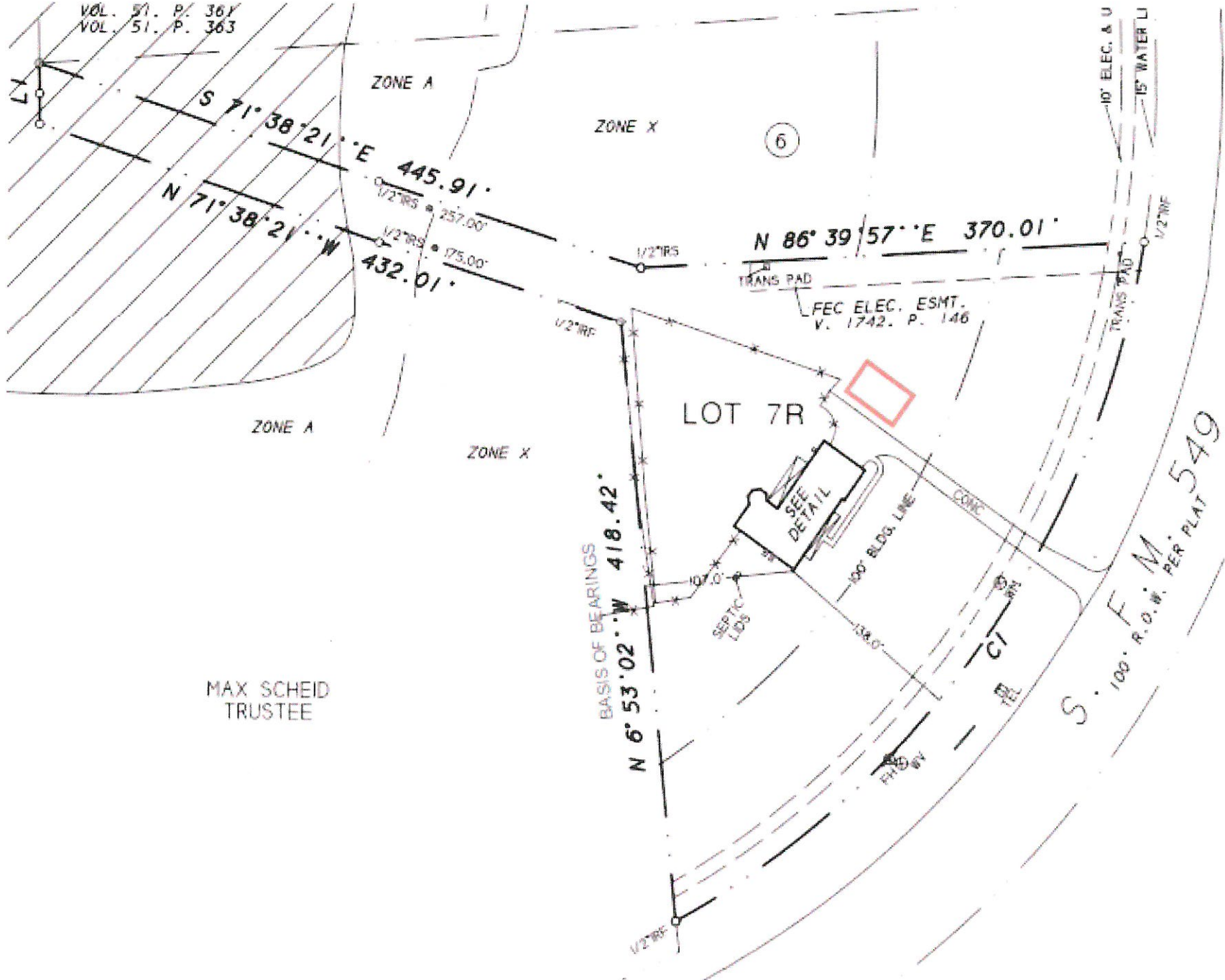
JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 S FM549
ROCKWALL, TX 75087

ANDREW MARIA DEL CARMEN
3401 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

VOL. 51, P. 361
VOL. 51, P. 363



ZONE A

ZONE X

(6)

S 71° 38' 21" E 445.91'

N 71° 38' 21" W 432.01'

N 86° 39' 57" E 370.01'

ZONE A

ZONE X

LOT 7R

FEC ELEC. ESMT.
V. 1742, P. 146

BASIS OF BEARINGS

N 6° 53' 02" W 418.42'

S 100' R.O.W. PER PLAT 549

MAX SCHEID
TRUSTEE

SEE
DETAIL

100' BLDG. LINE

138.0'

SEPTIC
LIDS

CONC

CT

REL

PROP. WY

10" ELEC. & U

15" WATER LI

1/2" TRF

TRANS PAD

1/2" TRF

1/2" TRF

1/2" TRS

1/2" TRS

1/2" TRS

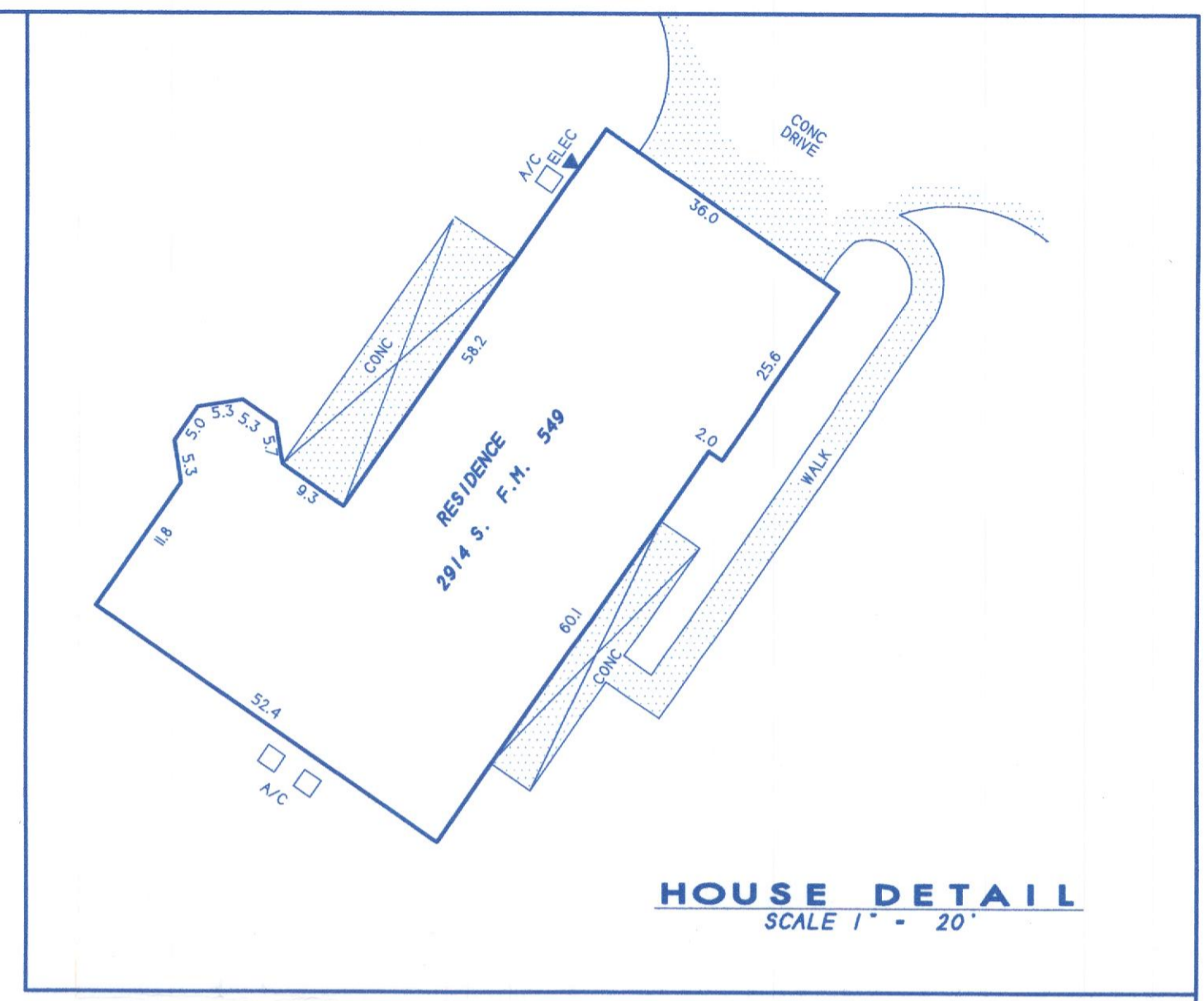
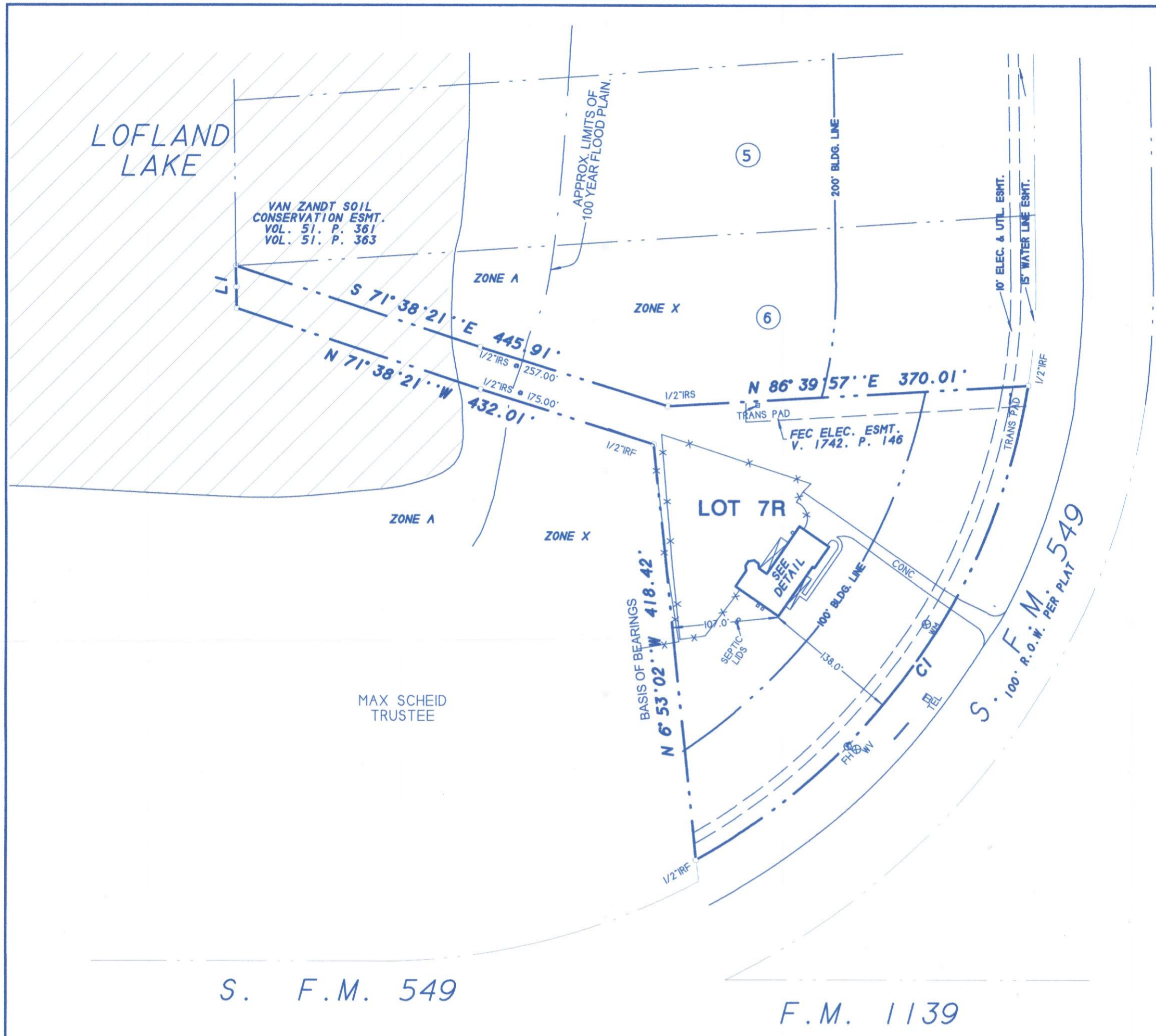
175.00'

257.00'

LI







S. F.M. 549

F.M. 1139



DESCRIPTION

LOT 7R, OF THE LOFLAND LAKE ESTATES NO. 2, ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 127, MAP RECORDS, ROCKWALL COUNTY, TEXAS.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, QUICKEN LOANS, INC. GREGORY BRADEN and VERONICA BRADEN at 2914 S. F.M. 549, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of July, 2018.

[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
TV	TELEPHONE
W	WATER
...	...

SURVEY ACCEPTED BY: _____
DATE _____

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00

SURVEY DATE: JULY 13, 2018
SCALE: 1" = 100' FILE # 20011506-4F
CLIENT: BRADEN GF # 18-367036-RW

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