

DEVELOPMENT APPLICATION

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

PLANNING & ZONG CASE NO.	P2019-037
NOTE: THE APPLICATION IS NOT CO	NSIDERED ACCEPTED BY THE
CITY UNTIL THE PLANNING DIRECTO	OR AND CITY ENGINEER HAVE
SIGNED BELOW.	
DIRECTOR OF PLANNING:	14

CITY ENGINEER:

Please check the a	ppropriate box below to indica	ate the type of develo	pment request	(Resolution No. 05-22)	SELECT ONLY ON	IE BOXJ:
[] Preliminary P [Final Plat (\$300. [] Replat (\$300. [] Amending or [] Plat Reinstate Site Plan Applica [] Site Plan (\$25	\$100.00 + \$15.00 Acre) 1 Plat (\$200.00 + \$15.00 Acre) 1 00.00 + \$20.00 Acre) 1 00 + \$20.00 Acre) 1 Minor Plat (\$150.00) ement Request (\$100.00)	an (\$100.00)	[] Specific L [] PD Devel Other Applic [] Tree Rem Notes: 1: In determining	hange (\$200.00 + \$15.00 Use Permit (\$200.00 + \$1 opment Plans (\$200.00 + ation Fees: hoval (\$75.00) Ing the fee, please use the e mount. For requests on le	5.00 Acre) ¹ - \$15.00 Acre) ¹ xact acreage when mu	
PROPERTY INFO	ORMATION [PLEASE PRINT]	3				A
Address	Lot I BI	lock A	4	1035 N. 6.	lied	
Subdivision	Rankin Addi:	tion	•	Lot	Block	
General Location	1					
ZONING, SITE P	PLAN AND PLATTING INFO	ORMATION [PLEASE	PRINT]			
Current Zoning	3		Current Use	2		
Proposed Zoning	S		Proposed Use	2		
Acreage	.32 Acres	Lots [Current]	1	Lots [Prop	osed] /	
	Plats: By checking the box at the le Local Government Code.	eft you agree to waive to	he statutory time	limit for plat approval in	accordance with Se	ection
OWNER/APPLI	CANT/AGENT INFORMAT	TON [PLEASE PRINT/CH	ECK THE PRIMARY	CONTACT/ORIGINAL SIGNA	TURES ARE REQUIRE)]
[] Owner	Carla Runkin K	cal Estate	[] Applicant	Dub Doup	bueto	
Contact Person	4037 N. Golia Soite 117 Rockwall	oldings		Do plut		
Address	4037 N. Golia	ed	Address	2235 Kie Rockwell	Lyc Rol	
	suite 117			Rockwall	17875	5 87
City, State & Zip	Rockwall ?	7507	City, State & Zip			
Phone				972771900		
E-Mail			E-Mail	uldouphur	. Odoyphi	inthe con
Before me, the undersi	ICATION [REQUIRED] Igned authority, on this day personally plication to be true and certified the fo			[Owner/Applicant Nam	e] the undersigned, v	vho stated the
the application fee of \$, 20 By signing the public. The City is	am the owner, or duly authorized age, to cover the cost this application I agree that the City of also authorized and permitted to re se to a request for public information.	t of this application, has be of Rockwall (i.e. "City") is a produce any copyrighted	en paid to the City of authorized and pern	of Rockwall on this the nitted to provide informatio	day of n contained within this	s application to
ven under my hand a	and seal of office on this the	day of	, 20	ļ		
Own	er's/Applicant's Signature					<u>i</u>
Notani Public in	and for the State of Toyas			Mu Commissio	n Evniros	

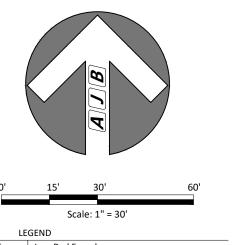




City of Rockwall

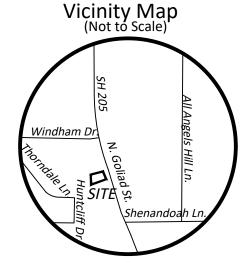
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.

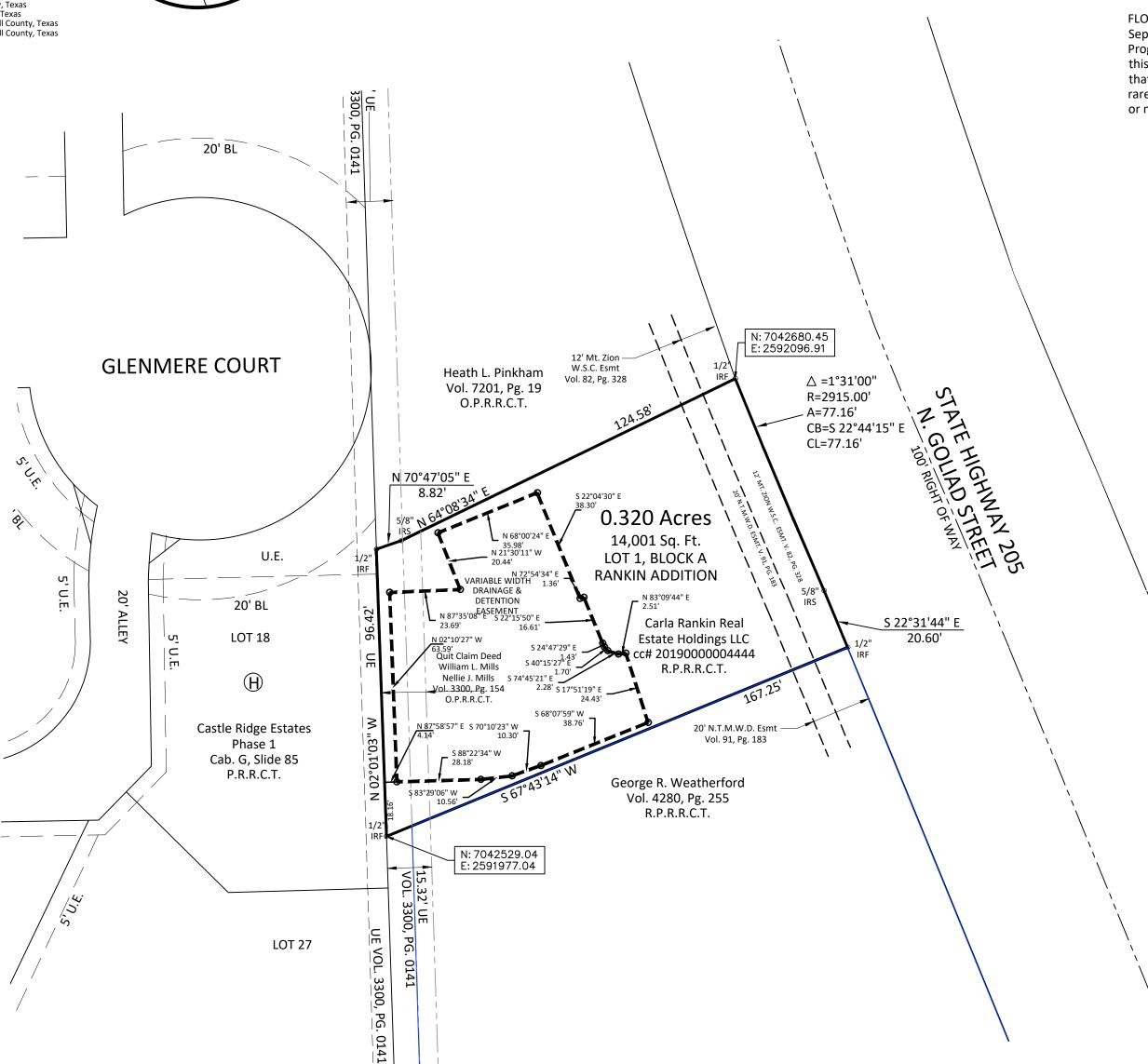




Iron Rod Found

Iron Rod Set DRRCT PRRCT RPRRCT OPRRCT Deed Records Rockwall County, Texas
Plat Records Rockwall County, Texas
Real Property Records Rockwall County, Texas
Official Public Records Rockwall County, Texas





GENERAL NOTES:

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 bee 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

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on document recorded in Clerk File #2019000000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

Case No.: P

FINAL PLAT RANKIN ADDITION LOT 1, BLOCK A

BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Engineer: DOUPHRATE & ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM F-886 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 972-771-9004

1



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a 0.320 acre tract of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #2019000004444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of <u>CASTLE RIDGE ESTATES</u>, <u>PHASE 1</u> recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

THENCE with the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said Castle Ridge Estates, **NORTH 70°47'05" EAST** a distance of **8.82** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 64°08'34" EAST a distance of **124.58** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

THENCE along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

Continuing with said curve to the left through a central angle of **01°31'00"** for an arc length of **77.16** feet to a 5/8 inch iron rod set for corner;

SOUTH 22°31'44" EAST a distance of 20.60 feet to a ½ inch iron rod found for corner;

THENCE departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), **SOUTH 67°43'14" WEST** a distance of **167.25** feet to a ½ iron rod found for corner in the

THENCE along the east line of said *CASTLE RIDGE ESTATES, PHASE 1,* **NORTH 02°01'03" WEST** a distance of **96.42** feet to the **POINT OF BEGINNING**;

east line of said CASTLE RIDGE ESTATES. PHASE 1:

GENERAL NOTES:

CONTAINING within these metes and bounds **0.320 acre or 14,001 square feet** of land more or loss

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets,

for water for personal use and fire protection within such plat, as required under Ordinance

The use of the word "certify or certificate" used hereon constitutes an expression of professional

opinion regarding those facts of findings which are the subject of the certification, and does not

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September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance

Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply

that the property and/or the structures thereon will be free from flooding or flood damage. On

or natural causes. This statement shall not create liability on the part of the Surveyor

rare occasions, greater floods can and will occur and flood heights may be increased by man-made

constitute a warranty or guarantee, either expressed or implied.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated

Official Public Records, Rockwall County, Texas.

water, sewer and storm drainage systems have bee 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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We, **CARLA RANKIN REAL ESTATE HOLDINGS, LLC** the undersigned owners of the land shown on this plat, and designated herein as the **RANKIN ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **RANKIN ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall:

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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

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

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

ed to the foregoing			
office this	day of	, 2019	
į	ed to the foregoing therein stated.	ed to the foregoing instrument, and therein stated.	

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P

FINAL PLAT RANKIN ADDITION LOT 1, BLOCK A

BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL AP	PROVAL		
Planning and Zoning Commission	n Date		
APPROVED			
		dition to the City of Rockwall, Texas, v f, 2019.	vas approved by
		such addition is recorded in the office ty (180) days from said date of final ap	
WITNESS OUR HANDS, this	day of	, 2019.	
Mayor, City of Rockwall	City Secretary	City Engineer	

