



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-021

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3517 Blackland Rd Royse City, TX 75189
 Subdivision _____ Lot _____ Block _____
 General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage <u>10</u>	Lots [Current] _____
	Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Angel Hernandez</u>	<input type="checkbox"/> Applicant	
Contact Person	" "	Contact Person	
Address	<u>593 Sun Valley dr</u>	Address	
City, State & Zip	<u>Fate, TX 75189</u>	City, State & Zip	
Phone	<u>214-713-6259</u>	Phone	
E-Mail	<u>angel.hernandez4191@gmail.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Angel Hernandez, Daniel Hernandez, Ewing Hilaris

Before me, the undersigned authority, on this day personally appeared _____ [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 \$ 500.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of May, 2020. 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 15 day of May, 2020

[Signature] Owner's Signature



Notary Public in and for the State of Texas Elizabeth A Morgan

My Commission Expires 02-28-2021



P2020-021- LOTS 1 - 5, BLOCK A,
 HERNANDEZ ADDITION
 PLAT - LOCATION MAP =



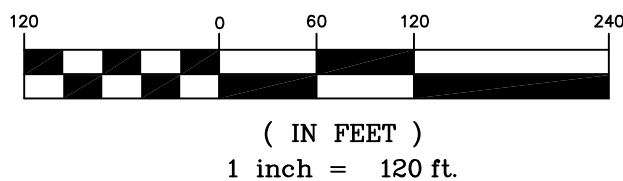
City of Rockwall

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.

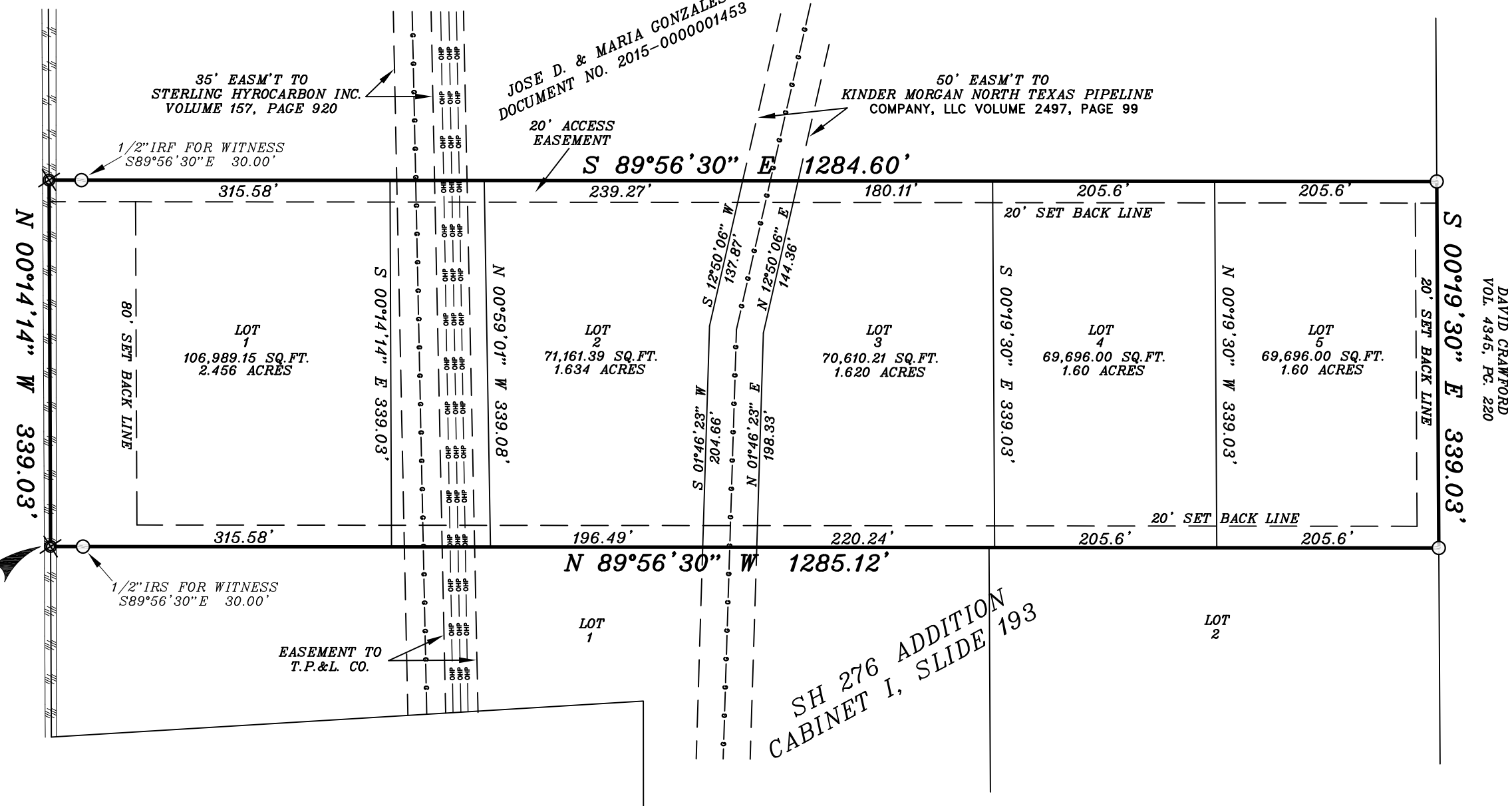


GRAPHIC SCALE



BLACKLAND ROAD

PLACE OF BEGINNING



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF ROCKWALL:
WHEREAS DANIEL HERNANDEZ, Being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. MERRIMAN SURVEY, ABSTRACT NO. 155, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT DESCRIBED IN DEED TO DANIEL, ELVIRA AND ANGEL HERNANDEZ RECORDED IN DOCUMENT NO. 2015-000003462, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60 D NAIL FOUND FOR CORNER NEAR THE CENTER OF BLACKLAND ROAD, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HERNANDEZ TRACT AND THE RECOGNIZED NORTHWEST CORNER OF LOT 1 OF SH 276 ADDITION, AN ADDITION TO ROCKWALL COUNTY, RECORDED IN CABINET I, SLIDE 193, P.R.R.C.T., FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST - 30.00 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 14 SECONDS WEST, WITHIN SAID BLACKLAND ROAD AND ALONG SAID WEST LINE OF HERNANDEZ TRACT, A DISTANCE OF 339.03 FEET TO A 60D NAIL FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID HERNANDEZ TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOSE D. AND MARIA GONZALES, RECORDED IN DOCUMENT NO. 2015-000001453, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID HERNANDEZ TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 30.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1284.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID CRAWFORD, RECORDED IN VOLUME 4345, PAGE 220, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID HERNANDEZ TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID GONZALES TRACT;

THENCE SOUTH 00 DEGREES 19 MINUTES 30 SECONDS EAST, ALONG THE APPARENT WEST LINE OF SAID CRAWFORD TRACT AND THE RECOGNIZED EAST LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 339.03 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HERNANDEZ AND THE RECOGNIZED NORTHEAST CORNER OF LOT 2 OF SAID SH 276 ADDITION;

THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 1285.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 435,600.00 SQUARE FEET OR 10.000 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I DANIEL HERNANDEZ, the undersigned owner(s) of the land shown on this plat, and designated herein as the HERNANDEZ ADDITION, an addition to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I MIL/WAY INVESTORS, LLC. further certify that all other parties who have a mortgage or lien interest in the HERNANDEZ ADDITION, subdivision have been notified and signed this plat. I DANIEL HERNANDEZ 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 DANIEL HERNANDEZ also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The County 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 County 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 County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the county's engineer and/or county administrator, computed on a private commercial rate basis, has been made with the county secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the county 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 county 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 county secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the county 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 council of the County of Rockwall.

I MIL/WAY INVESTORS, LLC. 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 County; I MIL/WAY INVESTORS, LLC., my (our) successors and assigns hereby waive any claim, damage, or cause of action that I MIL/WAY INVESTORS, LLC. may have as a result of the dedication of exactions made herein.

Owner: DANIEL HERNANDEZ

By: DANIEL HERNANDEZ

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared DANIEL HERNANDEZ, 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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS 15TH DAY OF MARCH, 2017

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the County of Rockwall, Texas, was approved by the Commissioners Court of the County of Rockwall on the _____ day of _____, 2017.

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

WITNESS OUR HANDS, this _____ day of _____, _____

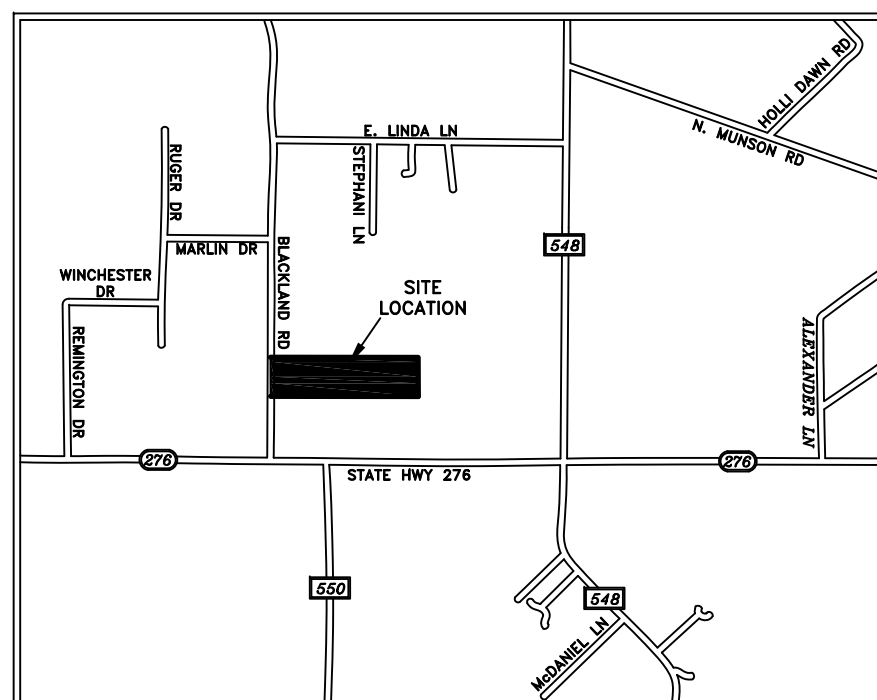
Rockwall County Judge _____ Date _____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____, 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 _____, _____.

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



LEGEND

- R.O.W.-RIGHT-OF-WAY
- EASM'T-EASEMENT
- PFC-POINT FOR CORNER
- 60D NAIL SET/FOUND
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- IRF/IRS-IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- ASPHALT PAVING

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0065L THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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 FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON SOUTH LINE OF DEED RECORDED IN DOC. NO. 2015000003462. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: It shall be the policy of the County of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the County. The approval of a plat by the County 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 County of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 1501111-2 CAD. TECH. P.OWEN

PRELIMINARY PLAT
HERNANDEZ ADDITION
LOTS 1 THRU 5
BEING AN 10.000 ACRE TRACT OF LAND
J. MERRIMAN SURVEY, ABSTRACT NO. 155
ROCKWALL COUNTY, TEXAS