DEVELOPMENT APPLICATION

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

<u>NOTE:</u> 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
 [X] Final Plat (\$300.00 + \$20.00 Acre)¹
- [] Replat (\$300.00 + \$20.00 Acre]
- [] 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.

Lots [Proposed] 2

PROPERTY INFORMATION [PLEASE PRINT]

Acreage 1.76-Acres

Address	Tract 5 of the S. King Survey, Abstract No. 131						
Subdivision	S. King Survey, Abstract No. 131		Lot	N/A	Block	N/A	
General Location	South of the Intersection of Random Oaks Drive and	d E. Quail Run Road					
ZONING, SITE PL	AN AND PLATTING INFORMATION [PLEA	SE PRINT]					
Current Zoning	PD-65 for SF-10	Current Use	Vacant Land				
Proposed Zoning	PD-65 for SF-10	Proposed Use	Single Family	Residential			

[] <u>SITE PLANS AND PLATS</u>: By checking this box you acknowledge that due to the passage of <u>HB3167</u> 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]

Lots [Current] N/A

[X] Owner	City of Rockwall	[] Applicant	
Contact Person	Ryan Miller, Director of Planning and Zoning	Contact Person	
Address	385 S. Goliad Street	Address	
City, State & Zip	Rockwall, TX 75087	City, State & Zip	
Phone	972-772-6441	Phone	
E-Mail	rmiller@rockwall.com	E-Mail	

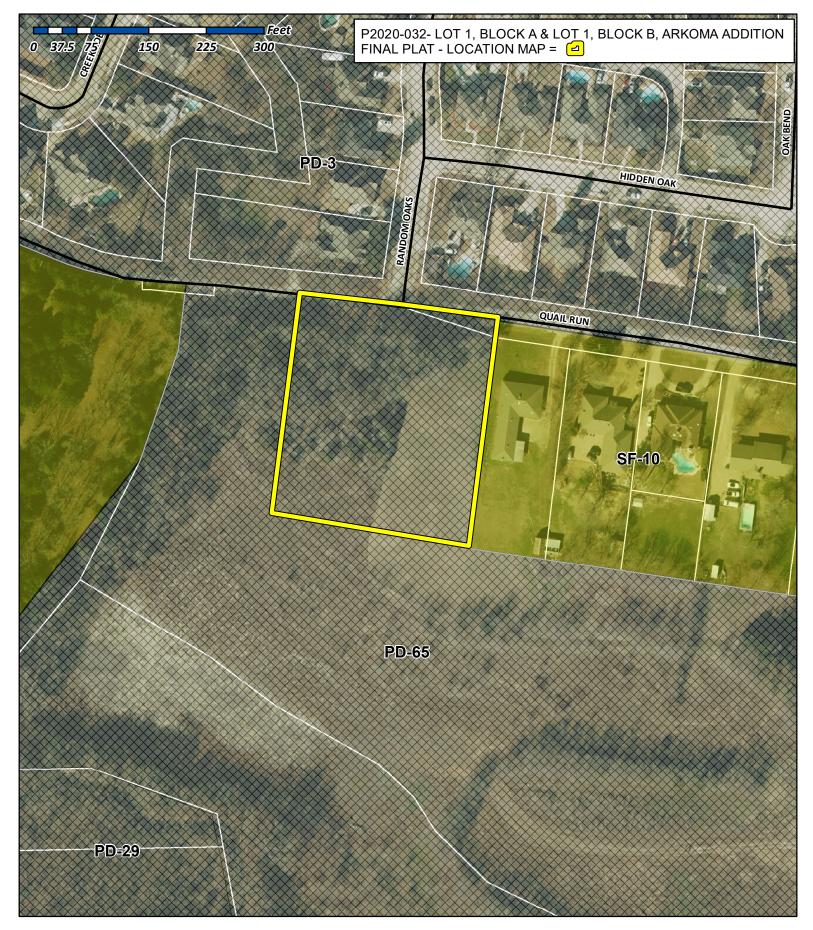
NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ryan Miller [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 \$ 0.00, to cover the cost of this application, has been paid to the City of Rockwall on this the <u>14th</u> day of <u>August</u>, 20 <u>20</u>. 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	14th day of August , 20 <u>20</u> .	*	My Notary ID # 126778218 Expires March 8, 2023
Owner's Signature	HY		
Notary Public in and for the State of Texas	Vicky Maten	My Commission	Expires March 8,2023

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727





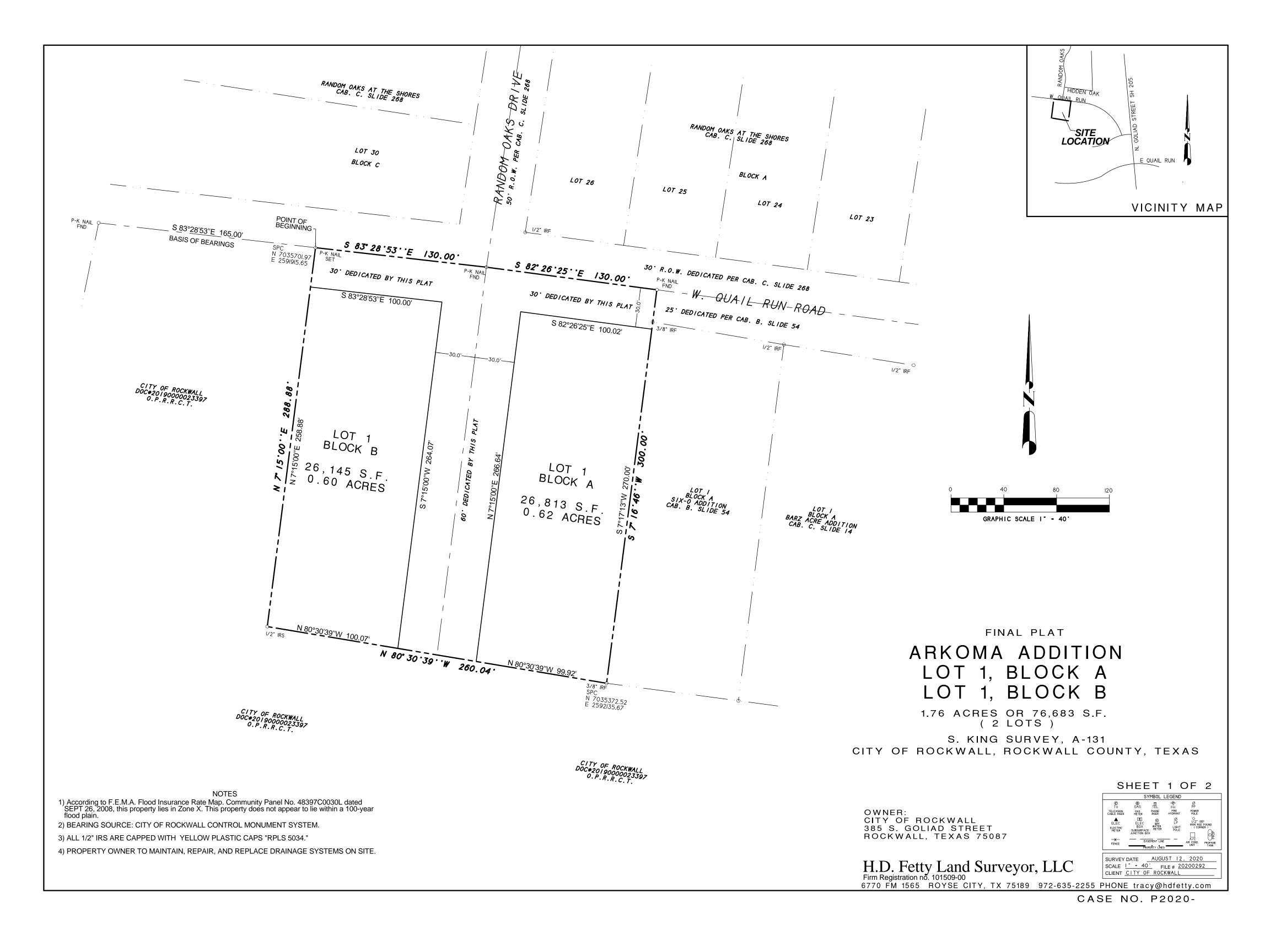
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032

(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.





OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS CITY OF ROCKWALL, TEXAS, 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 S. KING SURVEY, ABSTRACT NO. 131, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty Deed from Arkoma Development, LLC to City of Rockwall, Texas, as recorded in Document no. 2019000023397 the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set found for corner in the center of W. Quail Run Road, said point being S. 83 deg. 28 min. 53 sec. E. a distance of 165.00 feet from the Northwest corner of said City of Rockwall Texas tract and the south most southwest corner of Random Oaks at the Shores, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 268 of the Plat Records of Rockwall County, Texas;

THENCE S. 83 deg. 28 min. 53 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found found for corner;

THENCE S. 82 deg. 26 min. 25 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found found for corner at the northwest corner of Six-Q Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE S. 07 deg. 16 min. 46 sec. W. along the west line of said Six-O Addition, a distance of 300.0 feet to a 3/8" iron rod found for corner at the southwest corner of said Six-O Addition;

THENCE N. 80 deg. 30 min. 39 sec. W. a distance of 260.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 07 deg. 15 min. 00 sec. E. a distance of 288.88 feet to the POINT OF BEGINNING and containing 76,683 square feet or 1.76 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 ARKOMA ADDITION, LOT 1, BLOCK A, LOT 1, BLOCK B, an Addition 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. I further certify that all other parties who have a mortgage or lien interest in ARKOMA ADDITION, LOT 1, BLOCK A, LOT 1, BLOCK B 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;

No buildings shall be constructed or placed upon, over, or across the utility 1. 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress payments as the work progresses in making such improvements by making certified requisitions to 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; I, my 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.

City Manager, City of Rockwall, Texas

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:

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, as required under Ordinance 83-54.

NOW, THEREFORE KNOW ALL I	MEN BY THESE PRESENTS:	
THAT I, Harold D. Fetty, III, R.P.L. from an actual and accurate surve	S. No. 5034, do hereby certify that I y of the land, and that the corner more room supervision.	prepared this plat numents shown thereon
were propeny placed under my pe	rsonal supervision.	TE OF TE
Harold D. Fetty, III Registered Professional Land Surv	veyor No. 5034	
		V AND SURVEY
RECOMMENDED FOR FINAL AP	PROVAL	
Planning and Zoning Commission	Date	
APPRO	VED	
	d foregoing plat of ARKOMA ADDITIC of Rockwall, Texas, an addition to th of the City of Rockwall on the da	DN, LOT 1, BLOCK A, LOT 1,
office of the County Clerk of Rock from said date of final approval.	ss the approved plat for such additio wall, County, Texas, within one hund	lred eighty (180) days
Said addition shall be subject to a City of Rockwall.	Il the requirements of the Subdivisior	n Regulations of the
WITNESS OUR HANDS, this	day of	
	uay or , ,	·
Mayor, City of Rockwall	City Secretary City	/ of Rockwall
City Engineer	Date	
	Dale	
	FINAL PLAT	-
AR	FINAL PLAT	
		ITION
LC	KOMA ADD	ITION KA
L C L C	COMA ADD T 1, BLOC T 1, BLOC ACRES OR 76,68	ITION KA KB
L C L C 1.76	COMA ADD T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS)	ITION KA KB 83 S.F.
L C L C 1.76	COMA ADD T 1, BLOC T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY	ITION KA KB 83 S.F.
L C L C 1.76	COMA ADD T 1, BLOC T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY	ITION K A K B 83 S.F. , A-131
L C L C 1.76	COMA ADD T 1, BLOC T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY	ITION K A K B 83 S.F. , A-131 LL COUNTY, TEXAS
LC LC 1.76 CITY OF ROC OWNER:	COMA ADD T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY KWALL, ROCKWA	ITION K A K B 83 S.F. , A-131
LC LC 1.76 CITY OF ROC OWNER: CITY OF ROCK 385 S. GOLIAD	COMA ADD T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY KWALL, ROCKWA	ITION KA KB 83 S.F. , A-131 ALL COUNTY, TEXAS
LC LC 1.76 CITY OF ROC	COMA ADD T 1, BLOC T 1, BLOC ACRES OR 76,68 (2 LOTS) S. KING SURVEY KWALL, ROCKWA	ITION K A K B 83 S.F. , A-131 ALL COUNTY, TEXAS